



PLANNING COMMISSION AGENDA

Thursday, May 21, 2015

6:30 p.m.

Coon Rapids City Center

Council Chambers

Call to Order

Pledge of Allegiance

Roll Call

Adopt Agenda

Approval of minutes from Previous Meeting - April 16

Old Business

New Business

1. PC15-20, Home Occupation Permit, pet grooming, 952 86 Ave
2. PC 15-16, Home Occupation Permit, beauty salon, 11948 Eldorado Street
3. PC 15-19, Conditional Use Permit, Gasoline Sales, 2825 Coon Rapids Blvd.
4. PC 15-17, Land use amendment from Low Density Residential to Medium Density Residential, 1005 Coon Rapids Blvd Extension
5. PC 15-18, Zone Change from Low Density Residential 2 to Medium Density Residential, 1005 Coon Rapids Blvd Extension
6. PC 15-21, Preliminary plat, Carousal Motor Group Addition, 10541 Woodcrest Drive
7. 15-22 Site Plan , Parking lot expansion, Coon Rapids Chrysler, 10541 Woodcrest Drive

Other Business

Current Development

Adjourn



Planning Commission Regular

Meeting Date: 05/21/2015

SUBJECT: Approval of minutes from Previous Meeting - April 16

Attachments

Draft April 16 Minutes

COON RAPIDS PLANNING COMMISSION MEETING OF APRIL 16, 2015

CALL TO ORDER

The regular agenda meeting of the Coon Rapids Planning Commission was called to order by Chair Schwartz at 6:30 p.m.

Members Present: Chair Wayne Schwartz, Commissioners Denise Hosch, Jonathan Lipinski, Mary Schmolke, Zachary Stephenson and Julia Stevens.

Members Absent: Commissioner Ray Knoblauch.

Staff Present: Community Development Director Grant Fernelius; Planner Scott Harlicker; and, Assistant City Attorney Doug Johnson.

PLEDGE OF ALLEGIANCE

Chair Schwartz led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER LIPINSKI, TO ADOPT THE AGENDA AS AMENDED ADDING ITEM 4 – ELECTION OF A VICE-CHAIR. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE MARCH 19, 2015 REGULAR MINUTES

MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER HOSCH, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF MARCH 19, 2015, AS PRESENTED. THE MOTION PASSED 5-0-1 (STEPHENSON ABSTAINED).

NEW BUSINESS

1. PLANNING CASE 15-13 - LAND USE AMENDMENT TO CHANGE THE LAND USE FROM OFFICE, GENERAL COMMERCIAL AND MODERATE DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL – PUBLIC HEARING
-

It was noted the applicant is requesting approval of an amendment to the City's Comprehensive Land Use Plan to change the land use designation of five parcels from Office, General Commercial and Moderate Density Residential to High Density Residential. Staff reviewed the request and recommended approval of the land use plan change.

Commissioner Stevens requested further information on how the property would be accessed. Planner Harlicker explained that this level of detail would be worked out in the site plan. Staff would not recommend that access be allowed onto 115th.

Peter Worthington, Endahl Properties, stated it was not his intention to have access to the property from 115th.

Chair Schwartz opened the public hearing at 6:44 p.m.

Assistant City Attorney Johnson noted for the record, an email received from the Harveys who opposed the request.

Chair Schwartz closed the public hearing at 6:45 p.m.

Commissioner Stevens was pleased that this property was not going to have access to 115th.

Chair Schwartz agreed.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE PLANNING CASE 15-13, THE AMENDMENT TO THE CITY'S COMPREHENSIVE LAND USE PLAN TO CHANGE THE LAND USE DESIGNATION FROM OFFICE, GENERAL COMMERCIAL AND MODERATE DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL BASED ON THE FOLLOWING:

1. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT IS COMPATIBLE WITH THE ADJACENT COMPREHENSIVE LAND USE DESIGNATIONS AND LAND USES.
2. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT WILL NOT HAVE AN ADVERSE IMPACT ON THE ADJACENT PROPERTIES.
3. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT IS CONSISTENT WITH THE COON RAPIDS BOULEVARD FRAMEWORK PLAN.
4. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT IS SUPPORTIVE OF THE COMPREHENSIVE LAND USE PLAN LAND USE CHAPTER AND HOUSING CHAPTER'S GOALS FOR THE CITY, INCLUDING ELIMINATING UNDER UTILIZED AND OBSOLETE LAND USES, AND CREATING AND MAINTAINING A HIGH QUALITY HOUSING ENVIRONMENT, AND A VARIETY OF HOUSING OPTIONS.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the May 19, 2015 City Council meeting.

2. PLANNING CASE 15-14 – ZONE CHANGE TO CHANGE THE ZONING FROM OFFICE, GENERAL COMMERCIAL AND MODERATE DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL – PUBLIC HEARING
-

It was noted the applicant is requesting approval of a rezoning to change the zoning of five parcels from Office, General Commercial to Moderate Density Residential to High Density Residential. Staff discussed the zone change in detail and recommended approval.

Chair Schwartz opened and closed the public hearing at 6:48 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER HOSCH, TO APPROVE PLANNING CASE 15-14, THE PROPOSED ZONE CHANGE TO HIGH DENSITY RESIDENTIAL BASED ON THE FOLLOWING:

1. THE PROPOSED REZONING TO HIGH DENSITY RESIDENTIAL IS CONSISTENT WITH THE LAND USE DESIGNATION OF HIGH DENSITY RESIDENTIAL.
2. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USES AND ZONING.
3. THE TIMES AND CONDITIONS HAVE CHANGED SO THAT A REASONABLE USE OF THE PROPERTY CANNOT BE MADE UNDER THE CURRENT ZONING.
4. THE PROPOSED ZONE CHANGE WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.
5. THE PROPOSED REZONING IS CONSISTENT WITH THE COON RAPIDS BOULEVARD FRAMEWORK PLAN AND THE RIVER RAPIDS OVERLAY DISTRICT.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the May 5, 2015 City Council meeting.

3. PLANNING CASE 15-15 – ORDINANCE AMENDMENT TO SECTION 11-1500 TO AMEND THE PROCEDURAL REQUIREMENT FOR RESCINDING SUBDIVISION APPROVAL – PUBLIC HEARING
-

It was noted the applicant is requesting an ordinance amendment to revise the procedure for rescinding subdivision approvals. Staff discussed the request and recommended approval of the Ordinance Amendments.

Chair Schwartz opened and closed the public hearing at 6:54 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE PLANNING CASE 15-15, THE PROPOSED AMENDMENT FOR THE FOLLOWING:

1. AMEND SECTIONS 11-1504.2, 11-1504.4, 11-1504.5 AND 11-1504.6 TO AMEND THE PROCEDURAL REQUIREMENTS FOR RESCINDING SUBDIVISION APPROVAL.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the May 5, 2015 City Council meeting.

4. ELECTION OF A VICE CHAIR

Planner Harlicker requested the Planning Commission elect a Vice Chair for 2015.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER LIPINSKI, TO ELECT DENISE HOSCH AS VICE CHAIR OF THE PLANNING COMMISSION FOR 2015. THE MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

Planner Harlicker provided the Commission with a development update and discussed the May meeting agenda.

ADJOURN

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO ADJOURN THE MEETING AT 6:58 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary



Planning Commission Regular

1.

Meeting Date: 05/21/2015

Subject: PC15-20, Home Occupation Permit, pet grooming, 952 86 Ave

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of a home occupation permit to operate a pet grooming business as a home occupation.

ACTIONS

Conduct a public hearing

Decision by Planning Commission

Appeal to City Council Available

60 DAY RULE

The applicant submitted this application on: April 10

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by:
June 9

LOCATION

The property is located at 952 86th avenue.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Single family	Low Density Residential	Low Density Residential 1
North	Single family	Low Density Residential	Low Density Residential 2
South	Single family	Low Density Residential	Low Density Residential 1
East	Single family	Low Density Residential	Low Density Residential 1
West	Single family	Low Density Residential	Low Density Residential 1

DISCUSSION

The applicant seeks approval to operate a pet grooming business as a home occupation. The applicant is not proposing to operate a kennel as part of the business. The proposed hours of operation will be by appointment only 7:30 am to 3:30 pm Tuesday through Saturday. The applicant anticipates four pets per day. The business will be conducted out of a room on the main floor. Clients will drop the pet off and return when the grooming is completed, approximately 1 1/2 hours. Minor internal modifications will be needed to accommodate the business.

Compliance with Standards for Home Occupations, Section 11-304.2(2)

Home Occupation Standard–11-304.2(2)	Staff Comment
Establishment or maintenance of the home occupation will not be detrimental to the public health, safety, or general welfare	OK - The proposed home occupation will not be detrimental to the public health, safety, or general welfare.
The home occupation will not be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to noises, glare, smoke, dust, odor, fumes, water pollution, vibration, general unsightliness, electrical interference, or other nuisances	OK - The proposed home occupation will not be nuisance to the neighborhood. All activity will occur within the home.
The home occupation will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it will be situated	OK - No external alterations are proposed.
The home occupation will generate only minimal vehicular traffic on local streets and will not create traffic congestion, unsafe access, or parking needs that will cause inconvenience to the subject property as well as the adjoining properties	OK - The proposed home occupation will generate about one visit every 1 1/2 to 2 hours and will generate only minimal traffic on local streets.
The home occupation is clearly accessory use to the residential use of the property and does not change the character thereof	OK – The proposed home occupation will not change the character of the residence.
Nothing is discernible to surrounding properties indicating that a home occupation is being conducted except for a sign as permitted by Section 11-1203, a garden, or one motor vehicle whose nature or signage indicates it is used in the business. There is no outdoor storage or display of equipment, merchandise or materials used in the home occupation	OK – No discernible activity will occur outside the home. No outdoor storage or display is proposed.
No external alterations are made that are not customarily found in dwellings and accessory buildings	OK – No external modifications are proposed that are not customarily found at a residence.
If the home occupation is carried on in the garage, the minimum amount of required garage space is maintained as garage space.	N/A
All vehicles brought to the property in conjunction with the business are parked in the driveway. Residents' vehicles are not parked in the streets to provide these driveway parking spaces. No parking spaces are improved to provide for the home occupation. Any vehicle whose nature or signage indicate it is used in the business is parked in the driveway or garage	OK - All parking can be accommodated on the existing driveway.
No more than one person who does not reside on the premises works on the premises	OK - The applicant is the only person employed.
No one is transported from the premises to a job site who does not reside on the premises	OK - No one will be transported from the premises.
The home occupation is serviced by delivery vehicles no larger than 26,000 pounds gross vehicle weight	OK - The business will not be serviced by vehicles larger than 26,000 pound gross weight.

The following home occupations are prohibited: sales, except those items made on the premises or incidental to the service provided; repair of internal combustion engines of more than 12 horsepower; body shops; machine shops; welding; ammunition manufacturing; flea markets; motor vehicle repair, maintenance, service or sale; firearm sales; tattoo parlors or other objectionable uses as determined by the City Council	OK - Pet grooming business is a permitted home occupation.
The hours of operation are limited to between 9:00 am and 8:00 pm not to exceed a total of 30 hours per week	NO - The applicant is proposing hours of operation between 7:30 am and 3:30 pm Tuesday through Saturday for a total of 40 hours. per week. The hours of operation should be limited to 30 hours per week and clients can not arrive prior to 9:00 am.
The Home Occupation can occupy no more than 400 square feet or 25 percent of the above grade finished floor area of the principal structure, whichever is smaller	OK - The proposed use does not exceed 400 square feet.
Storage of hazardous or flammable materials in excess of consumer quantities which are packaged for consumption by individual or household use is prohibited	OK - No hazardous or flammable materials other than those typically found in a residence will be stored on site.

RECOMMENDATION

In Planning Case 15-20, **approve** the home occupation permit with the following conditions:

1. Operation is limited to appointment only between 9:00 am and 3:00 pm Tuesday through Saturday
2. All vehicles associated with the home occupation are parked in the driveway.
3. Compliance with Title 11, City Code of Coon Rapids.
4. The applicant receive all the necessary building permits for the electrical, plumbing and construction.

Attachments

Location Map

Applicant's Narrative

Site Plan

Floor Plan

Location Map



My name is Nicole Noe. My husband and I have lived in Coon Rapids for 11 years. I have been a dog groomer for 18 years and would love to continue my grooming career from my new home salon.

We are adding a large addition onto our home April 2015 and have designed a small grooming room just for me.

In 2006 I opened my shop All4Dogs in a strip mall in Blaine. Nine years later, I am selling my business and taking some of my request clients with me.

I have hand selected my best clients to bring with me to my home salon. These include only the most respectful and thoughtful clients with the best behaved dogs. I will have a designated bathroom area for the client dogs and only groom one dog at a time. I have very good relationships with my neighbors and would like to keep it that way.

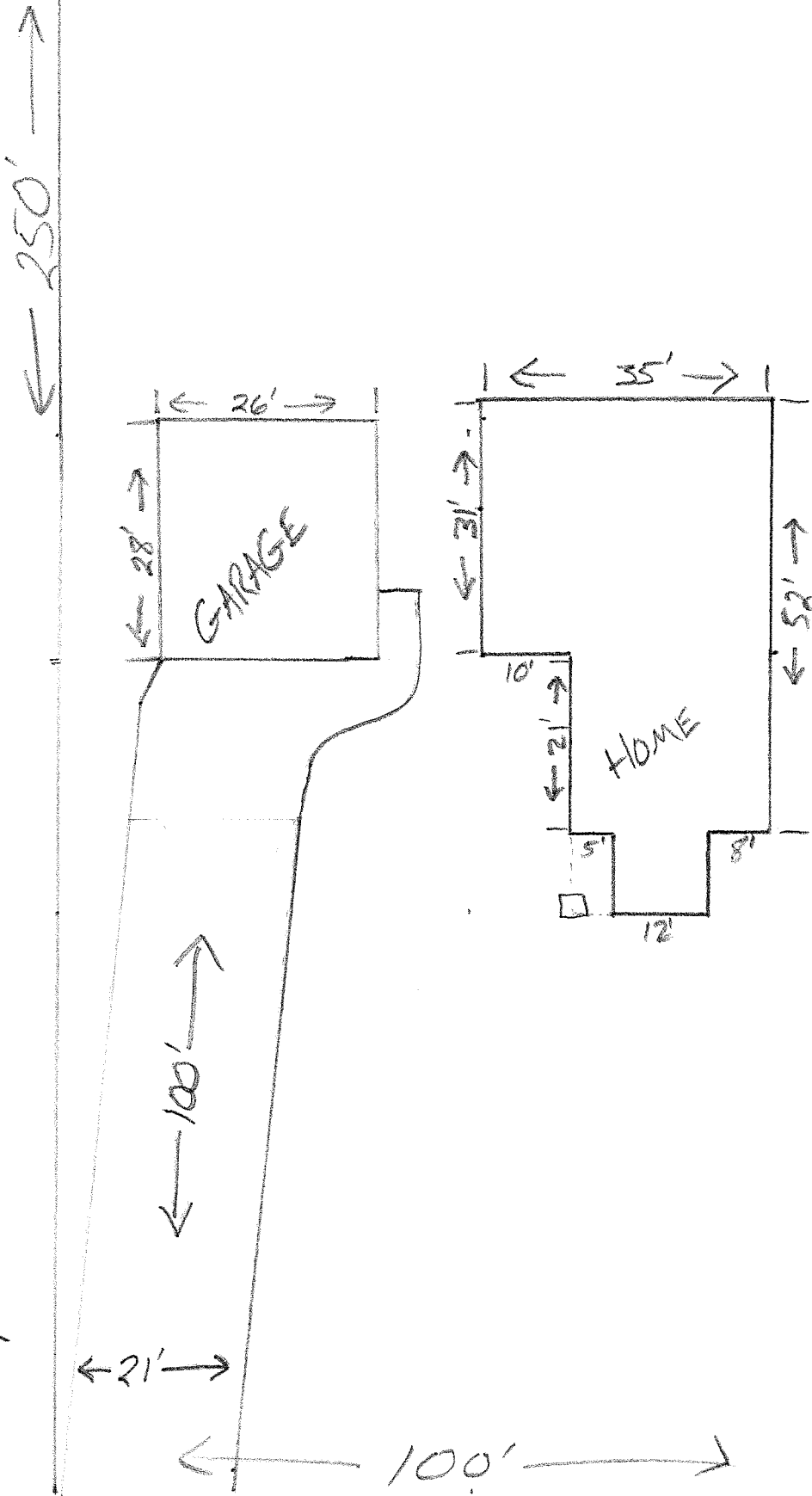
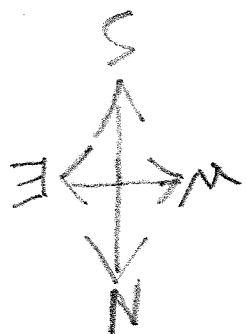
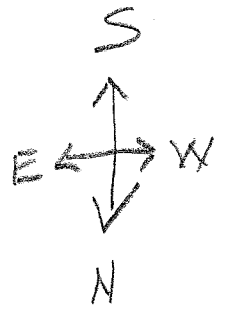
My clients come one at a time every two hours from 7:30am to 3:30pm Tuesday through Saturday. I groom 4 dogs per day, 5 days per week. I may drop to 4 days per week after a year.

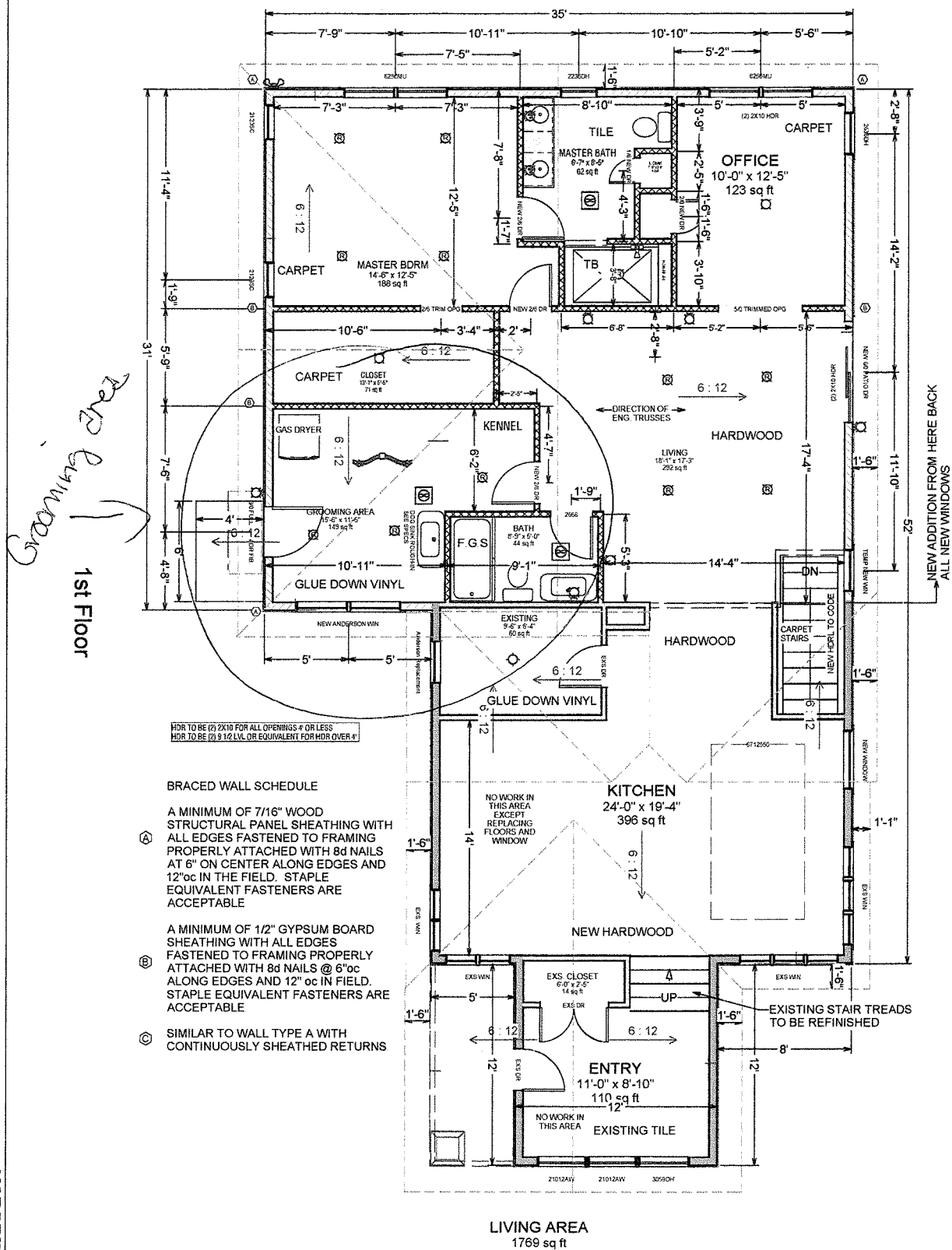
I greatly appreciate your time and consideration.

Respectfully,

Nicole Noe
952 86th Ave NW C.R.

SITE PLAN





MAIN FLOOR ADDITION



Planning Commission Regular

2.

Meeting Date: 05/21/2015

Subject: PC 15-16, Home Occupation Permit, beauty salon, 11948 Eldorado Street

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of a Home Occupation Permit for a beauty salon.

ACTIONS

Conduct a public hearing

Decision by Planning Commission

Appeal to City Council Available

60 DAY RULE

The applicant submitted this application on: March 23

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by:
May 22

LOCATION

The property is located at 11948 Eldorado Street.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Single Family	Low Density Residential	Low Density Residential 2
North	Single Family	Low Density Residential	Low Density Residential 2
South	Single Family	Low Density Residential	Low Density Residential 2
East	Single Family	Low Density Residential	Low Density Residential 2
West	Single Family	Low Density Residential	Low Density Residential 2

DISCUSSION

The applicant seeks approval to operate a beauty salon as a home occupation. The proposed hours of operation will be by appointment only 8:00 am to 5:00 pm Tuesday through Friday. The applicant anticipates 5 to 6 clients day, haircuts typically take about an hour. Minor internal modifications will be needed to accommodate the business.

Compliance with Standards for Home Occupations, Section 11-304.2(2)

Home Occupation Standard–11-304.2(2)	Staff Comment
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Establishment or maintenance of the home occupation will not be detrimental to the public health, safety, or general welfare	OK - The proposed home occupation will not be detrimental to the public health, safety, or general welfare.
The home occupation will not be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to noises, glare, smoke, dust, odor, fumes, water pollution, vibration, general unsightliness, electrical interference, or other nuisances	OK - The proposed home occupation will not be nuisance to the neighborhood. All activity will occur within the home.
The home occupation will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it will be situated	OK - No external alterations are proposed.
The home occupation will generate only minimal vehicular traffic on local streets and will not create traffic congestion, unsafe access, or parking needs that will cause inconvenience to the subject property as well as the adjoining properties	OK - The proposed home occupation will generate about one visit every 1 hour and will generate only minimal traffic on local streets.
The home occupation is clearly accessory use to the residential use of the property and does not change the character thereof	OK – The proposed home occupation will not change the character of the residence.
Nothing is discernible to surrounding properties indicating that a home occupation is being conducted except for a sign as permitted by Section 11-1203, a garden, or one motor vehicle whose nature or signage indicates it is used in the business. There is no outdoor storage or display of equipment, merchandise or materials used in the home occupation	OK – No discernible activity will occur outside the home. No outdoor storage or display is proposed.
No external alterations are made that are not customarily found in dwellings and accessory buildings	OK – No external modifications are proposed that are not customarily found at a residence.
If the home occupation is carried on in the garage, the minimum amount of required garage space is maintained as garage space.	N/A
All vehicles brought to the property in conjunction with the business are parked in the driveway. Residents' vehicles are not parked in the streets to provide these driveway parking spaces. No parking spaces are improved to provide for the home occupation. Any vehicle whose nature or signage indicate it is used in the business is parked in the driveway or garage	OK - All parking can be accommodated on the existing driveway.
No more than one person who does not reside on the premises works on the premises	OK - The applicant is the only person employed.
No one is transported from the premises to a job site who does not reside on the premises	OK - No one will be transported from the premises.
The home occupation is serviced by delivery vehicles no larger than 26,000 pounds gross vehicle weight	OK - The business will not be serviced by vehicles larger than 26,000 pound gross weight.
The following home occupations are prohibited: sales, except those items made on the premises or incidental to the service provided; repair of internal combustion engines of more than 12 horsepower; body shops; machine shops; welding; ammunition manufacturing; flea markets; motor vehicle repair, maintenance, service or sale; firearm sales; tattoo	OK - Beauty salon business is a permitted home occupation.

parlors or other objectionable uses as determined by the City Council	
The hours of operation are limited to between 9:00 am and 8:00 pm not to exceed a total of 30 hours per week	NO - The applicant is proposing hours of operation between 8:00 am and 5:00 pm Tuesday through Friday for a total of 32 hours. per week. The hours of operation should be limited to 30 hours per week and clients can not arrive prior to 9:00 am.
The Home Occupation can occupy no more than 400 square feet or 25 percent of the above grade finished floor area of the principal structure, whichever is smaller	OK - The proposed use does not exceed 400 square feet.
Storage of hazardous or flammable materials in excess of consumer quantities which are packaged for consumption by individual or household use is prohibited	OK - No hazardous or flammable materials other than those typically found in a residence will be stored on site.

RECOMMENDATION

In Planning Case 15-16, **approve** the home occupation permit with the following conditions:

1. Operation is limited to appointment only between 9:00 am and 4:00 pm Tuesday through Friday
2. All vehicles associated with the home occupation are parked in the driveway.
3. Compliance with Title 11, City Code of Coon Rapids.
4. The applicant receive all the necessary building permits for the electrical, plumbing and construction work.

Attachments

Location Map

Applicant's Narrative

Survey

Floor Plan

Salon Plan

Location Map



Barbara B Butler
11948 Eldorado St NW
Coon Rapids, MN 55433
March 23, 2016

City of Coon Rapids
Department of Community Development
11155 Robinson Dr
Coon Rapids , MN 55433

Dear Sirs,

The proposed beauty salon, Barbara B Butler, would be in the room off of my foyer on the ground floor of my home. I have been doing hair for 40+ years. It is my gift from God and I would like to take care of the clients that I have been serving for many years. I see about 75 to 150 clients every 6 weeks for haircuts, perms and colors.

My hours of business would be Tuesday through Friday from 8:00am to 5:00pm. There would be an occasional client that would be in the salon as late as 7:00pm.

Sincerely,



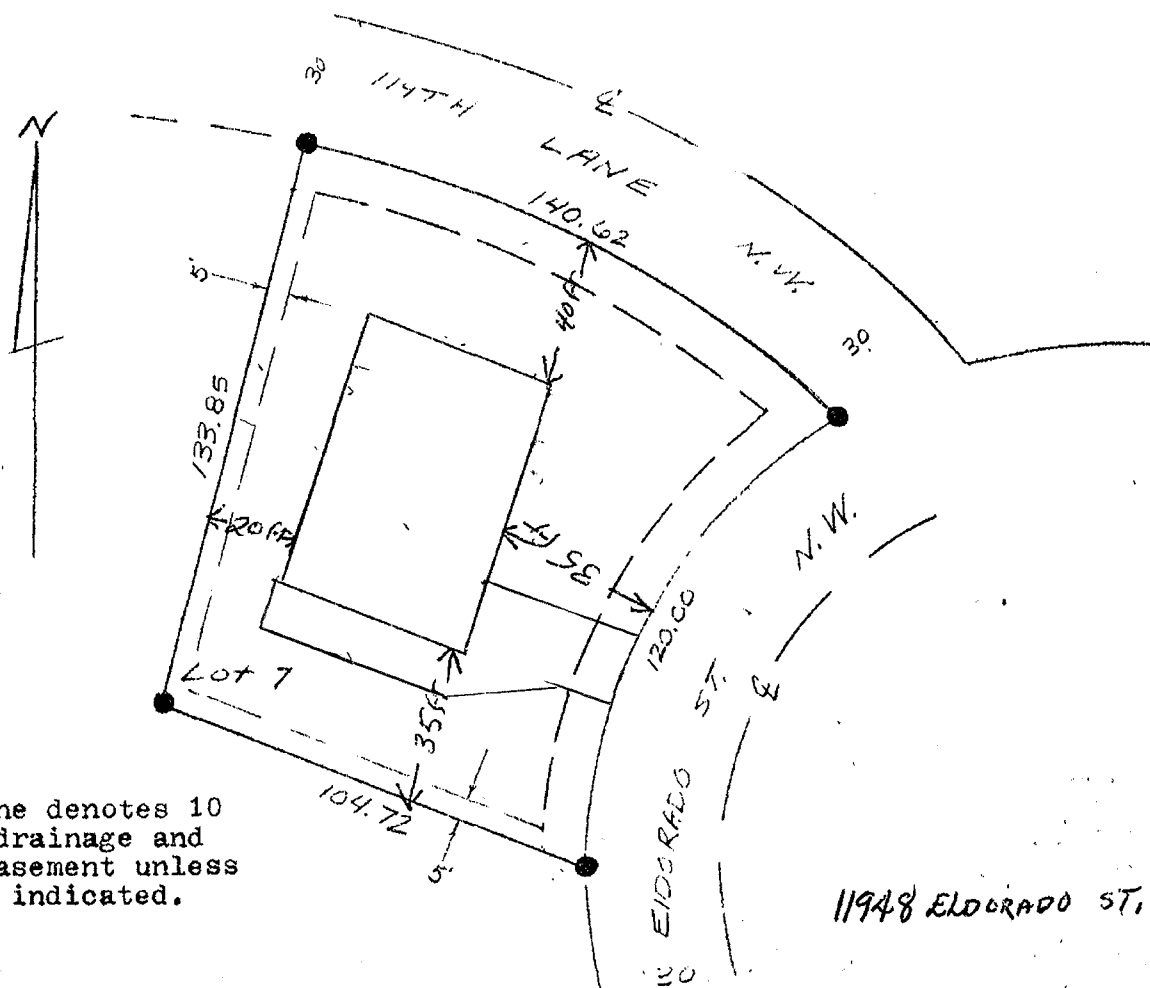
Barbara B. Butler

24932
phone 561-2505
#3

REGISTERED PROFESSIONAL • LAND SURVEYORS

Certificate of Survey

described as follows: Lot 7, Block 3, BROCK ADDITION PLAT 3, Anoka County,
Minnesota, according to the plat of record thereof.



Dashed line denotes 10 ft. wide drainage and utility easement unless otherwise indicated.

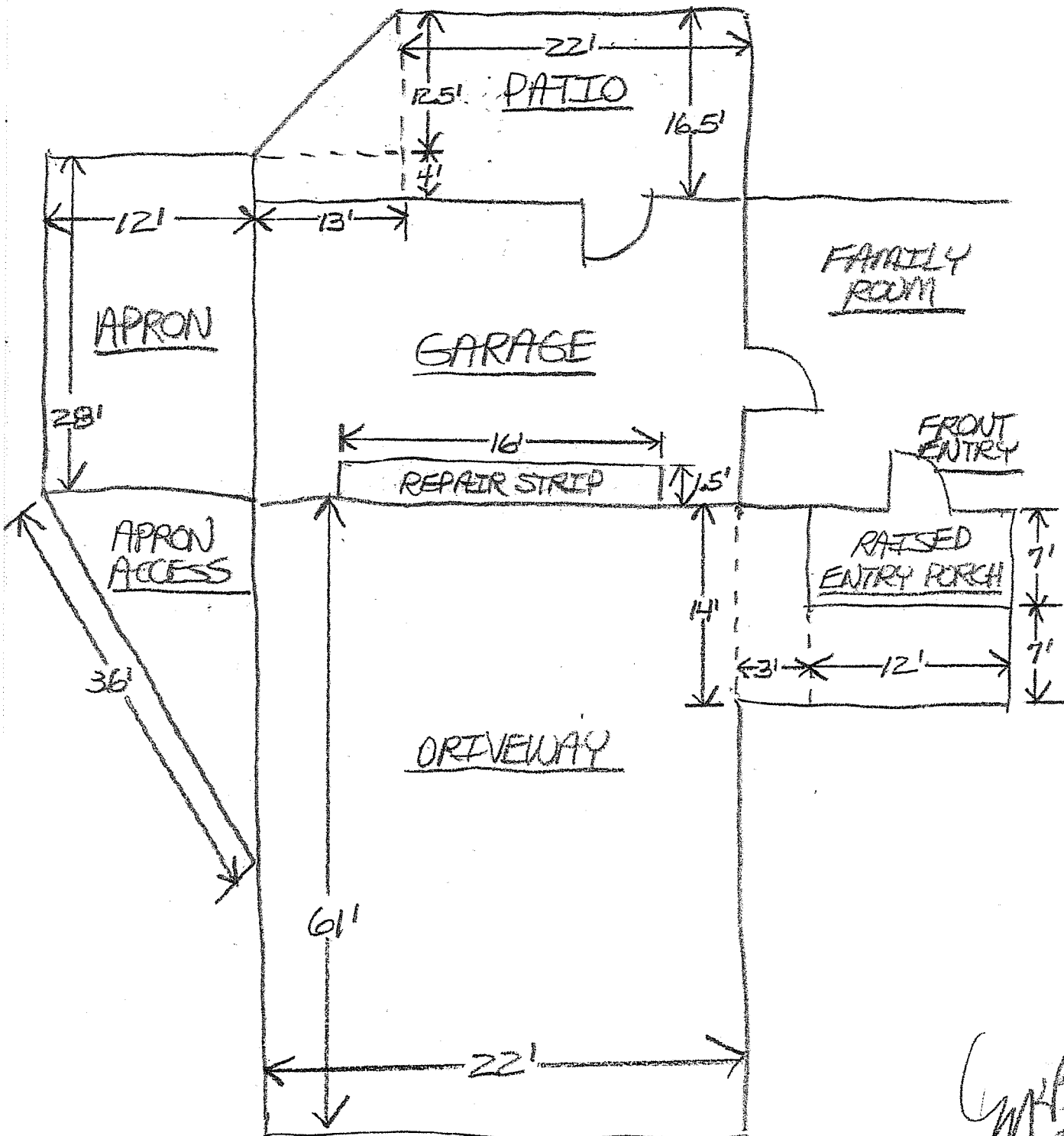
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

● - Indicates Iron Monument Set
○ - Indicates Iron Monument Found

Book Page Job No. 534

Date 5-23-77 Reg No 4064

MADE BY QVMB 2011-01-22



QVMB
2011-01-22

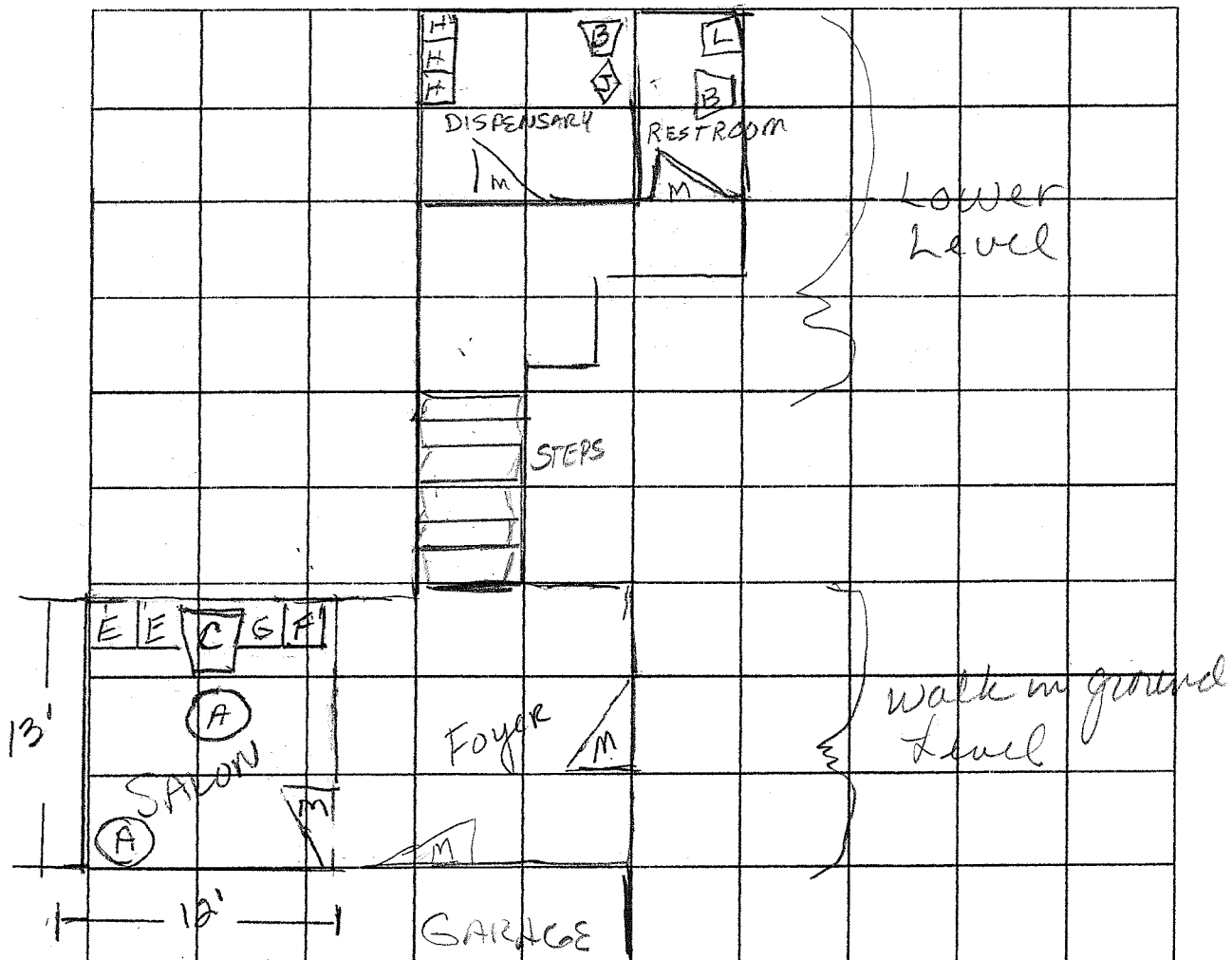
- (A) CHAIR
 (B) SINK
 (C) SHAMPOO BOWL
 (E) WORK STATION
 (F) COVERED CONTAINER (SOILED TOWELS)
 (G) Cabinet
 (H) Cabinet (Supplies)
 (J) HOT WATER HEATER
 (L) Restroom
 (M) ENTRANCE

Salon Floor Plan (please read instructions carefully)

Prepare a diagram of the salon floor plan following the example on page 6:

- Each room used for regulated services must have a sink (or shampoo bowl), or have an unobstructed opening 5 feet or wider to an adjoining room which contains a sink (or shampoo bowl). Opening width will then need to be labeled.
- The dispensary must have a sink. It can be a separate room with a sink or a locked cabinet near a workspace sink.
- Each room must be labeled as what it is used for.
- All codes from page 6 are required to be used (excluding possibly the pedicure spa and/or shampoo bowl). If the hot water heater or restrooms are not located within the salon itself, please use the margins to explain their location.
- You may instead submit blue prints/formal drawings with appropriate codes and labels (must still complete below deductions).

Each square below represents 5 feet by 5 feet. If your salon is larger than 50 feet by 50 feet, attach additional pages to show complete floor plan.



Total Floor Space (from salon floor plan above) 246 square feet

Total Deductions (from calculation at Right) - 90 square feet

Total Work Space (Total Floor Space minus Total Deductions) = 156 square feet

Calculate any Reception, Restroom and Supply areas which are part of the salon floor space:

Reception Area = — square feet

Restroom Area = 50 square feet

Supply Area = 40 square feet

Total Deductions = 90 square feet



Planning Commission Regular

3.

Meeting Date: 05/21/2015

Subject: PC 15-19, Conditional Use Permit, Gasoline Sales, 2825 Coon Rapids Blvd.

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of a Conditional Use permit to operate a gas station with eight dispensing hoses.

ACTIONS

Conduct a public hearing

Decision by Planning Commission

Appeal to City Council Available

60 DAY RULE

The applicant submitted this application on: April 10

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: June 9

LOCATION

The property is located at the northeast corner of Coon Rapids Boulevard and Crooked Lake Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Closed gas station.	Commercial Mixed Use	PORT and River Rapids Overlay
North	Retail	Commercial Mixed Use	PORT and River Rapids Overlay
South	Coon Rapids Boulevard	Commercial Mixed Use	PORT and River Rapids Overlay
East	Auto Repair	General Commercial	General Commercial and River Rapids Overlay
West	Auto Repair	Commercial Mixed Use	PORT and River Rapids Overlay

DISCUSSION

Background

The applicant is proposing to reopen an existing gasoline station with a small convenience store and carwash. The site plan will not be changed. The landscaping will be brought into compliance with the approved landscape plan. Convenience stores with accessory carwashes and fuel sales with no more than eight dispensing hoses require a conditional use permit. Since this facility has been vacant for more than one year, a conditional use permit is required for it to be reopened.

In March 1985 the Planning Commission approved the site plan for this facility. At that time it was a permitted use

and did not require a conditional use permit.

Analysis

Compliance with Approved Site Plan

The site was constructed per the approved site plan. However, over the years some of the landscaping has died and not been replaced. The applicant has proposed to replant the existing landscape beds and replace the missing trees and shrubs. The applicant will also be repainting the facility, lighting upgraded and signs refreshed.

Compliance with Conditional Use Permit Standards, Chapter 11-304.3

Standards	Staff Comment
The use shall be in conformance with the City's comprehensive Plan.	OK – The Comprehensive Plan has identified this site as mixed commercial use.
The use shall not be detrimental to the public health, safety or welfare.	OK – The proposed use will not create any effects that will be detrimental to the public health safety or welfare.
The use shall be compatible with the existing or intended character of the zoning district.	OK – The proposed use is compatible with the character of the district.
The use shall not depreciate property values.	OK – The proposed use will not depreciate the property value of the adjacent properties.
The use shall not produce dangerous or detrimental noises, glare, smoke, dust, odor, water pollution, vibration or other nuisances.	OK – The proposed use will not produce any public nuisance.
The use shall not create traffic congestion, unsafe access or inconvenience parking needs.	OK – There are sufficient spaces on site which is sufficient parking to accommodate this use.
The use shall be served adequately by essential services.	OK – The essential services currently available to the site are sufficient to serve the proposed use.
The use shall not create excessive additional requirements at public cost for public facilities and services.	OK – The proposed use will not require additional public facilities or services.
The use shall preserve and incorporate the site's important natural features into the development design.	N/A
The use shall cause minimal adverse environmental effects.	OK – There will be no adverse environmental effects resulting from the proposed use.
The Council may waive one or more of the above requirements provided they make a determination that the public interest is best served by such a waiver.	N/A

In addition to the conditional use criteria listed above, conditional use permits in the PORT District must also comply with the three criteria listed below:

Compliance with Conditional Use Permit Standards, Chapter 11-903.3(2)

The conditional use advances the intent of this Section	OK - The granting of the conditional use permit will allow for the revitalization of a facility that has not been open for several years.
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The conditional use allows for development of the property in an efficient, well organized way	OK - The conditional use permit will allow for the facility to be reopened and the site improvements brought into compliance with the approved site plan.
The conditional use is incorporated into a plan that provides substantial site amenities, buffers and other elements	OK - The conditional use permit is incorporated as part of the approved site plan.

RECOMMENDATION

In Planning Case 15-19, the Planning Commission approve the proposed conditional use permit with the following conditions:

1. Three balsam firs be planted on the east side of the carwash.
2. The applicant work with the Fire and Building Departments and receive all necessary permits prior to reopening.
3. Compliance with Title 11.

Attachments

Location Map

Applicant's Narrative

Site Plan

Detailed landscape Plan

Location Map



Land Use Application
2825 Coon Rapids Boulevard, Coon Rapids, MN 55433

We request approval for a Conditional Use Permit to re-open the BP branded gasoline station with convenience store and car wash located at 2825 Coon Rapids Boulevard. We will be bringing this under-utilized facility back to business with a solid new operation. We will test the UST system and confirm safety and compliance with local fire codes and MPCA requirements, including tank testing, line testing, and cathodic protection testing, to ensure a safe and environmentally responsible presence and operation.

In addition we will improve the aesthetic presence of the business and property by undertaking extensive landscape improvements, bringing the site into compliance with City Code. This will entail removal of old mulch and overgrowth from all landscape beds and refreshing with new materials and plantings per plan. This includes the installation of 13 new Dogwood #3 gallon plantings on the North side of the property, 5 Broadmor Junipers #5 gallon, 7 Little Goldstar Rudbeckia #1 and 1 Autumn Blaze Maple 2.5" tree along the East side of the property, 6 Broadmor Junipers along the South side of the property, 10 Broadmor Junipers by the boulevard sign, and 5 Broadmor Junipers by the Northwest entrance.

The entire facility will be painted, with lights re-lamped, and marketing materials and signs refreshed to present a quality image to the community.

This facility will now serve the local community as a friendly business providing quality goods and services.

Thank you for your consideration.



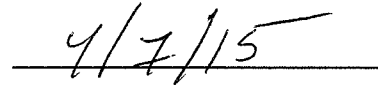
Ali Maghtheh



Robert C. Bonneau

Regional Sales Manager Lakeside Oil

Representing Lakepointe Holding II and William Elliott

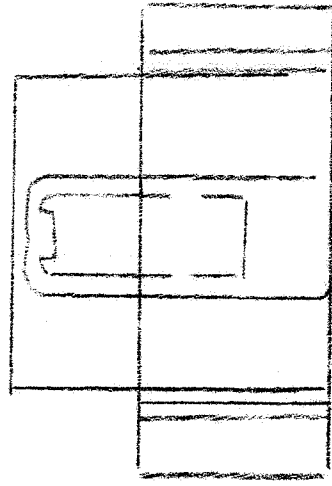
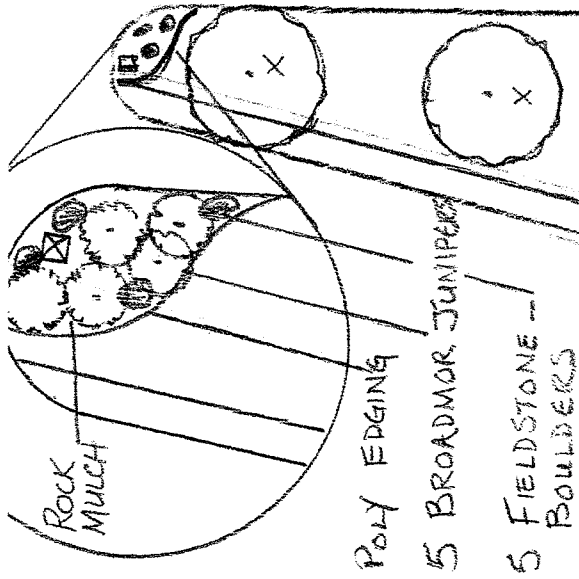


Date

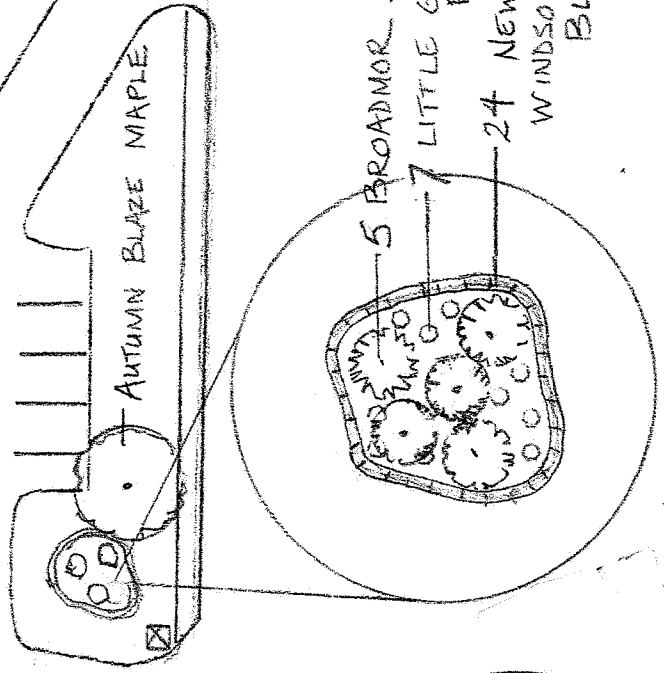
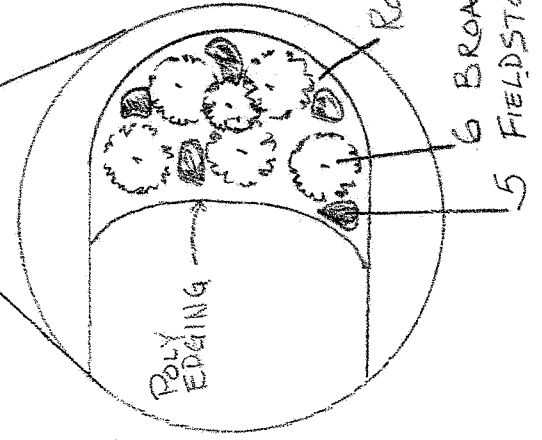
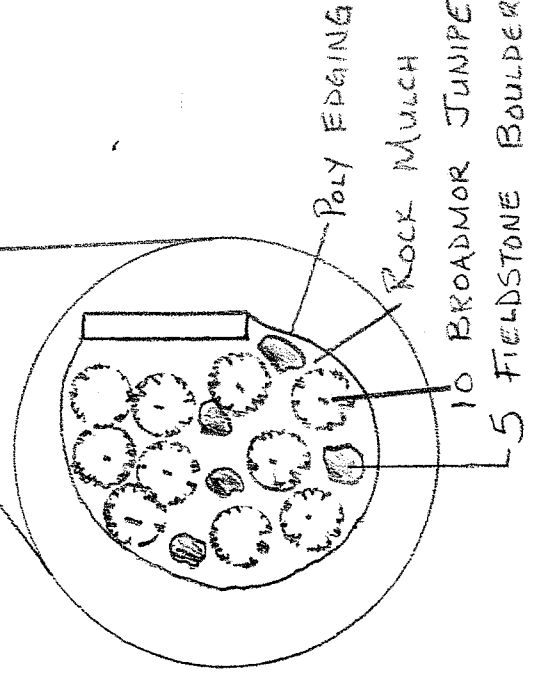
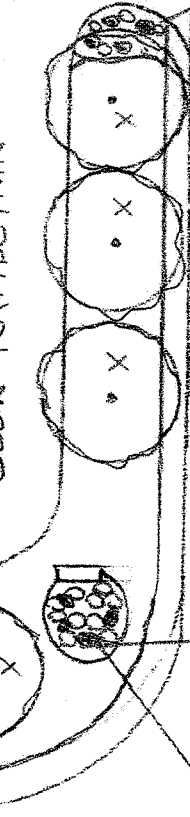


Date

13 ISANYI DAWOOD



BP GAS STATION
CNTY RD. 10 & CROOKED LAKE BLVD.
COON RAPIDS, MN



6 BROADMOR JUNIPERS
5 FIELDSTONE BOULDERS



Planning Commission Regular

4.

Meeting Date: 05/21/2015

Subject: PC 15-17, Land use amendment from Low Density Residential to Medium Density Residential, 1005 Coon Rapids Blvd Extension

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of a land use amendment to the City's Comprehensive Land Use Plan to change the land use designation of a property from Low Density Residential to Moderate Density Residential. The applicant is also proposing a corresponding zone change to Moderate Density Residential.

ACTIONS

Conduct of public hearing

Recommendation by Planning Commission

Decision City Council on: June 16

60 DAY RULE

The applicant submitted this application on: April 1

To comply with the requirements of Minnesota Statute §15.99, the City extended the 60 review period to: July 30

LOCATION

The property is located at 1005 Coon Rapids Boulevard Extension.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant home	Low Density Residential	Low Density Residential 2
North	Northern Natural Gas substation	Utility	Low Density Residential 2
South	Vacant and apartment building	High Density Residential	High Density Residential
East	Single family home	Low Density Residential	Low Density Residential 2
West	Railroad tracks	Rail	Mobile Home

DISCUSSION

BACKGROUND INFORMATION

The applicant is requesting a change in the land use designation from Low Density Residential to Moderate Density Residential. The site contains a large dwelling. It is relatively flat with a slight rise at the north end. It is 2.2 acres in size and bounded on the west by the Burlington Northern Railroad tracks, a natural gas company substation on the north, single family residences on the east and Coon Rapids Boulevard Extension on the south.

Parcel History

On January 21, 1999 the Planning Commission approved a conditional use permit for a sober house (Ambassador House) for 16 residents and two staff. The the structure was modified to its current configuration to accommodate the new use. After several years of code compliance issues, the conditional use permit was revoked in 2008. In 2010 the City issued a rental license to Christian Restoration Services to operate a sober living facility. After a series of rental license compliance issues, the license was revoked in 2014. Since that time the building has been vacant.

Analysis

The property is 2.2 acres and contains a vacant dwelling and a detached garage. It is 510 feet deep, 130 wide at the front and 230 feet wide at the rear. Access into the site is from Coon Rapids Boulevard Extension. The property has 130 feet of frontage on Coon Rapids Boulevard Extension; it also has 60 feet of frontage at the end of 101st Avenue. The property has four single family homes on the east, a natural gas substation on the north, railroad tracks on the west and apartments to the south.

The property had been used as a single family home from 1952 to 1999. In 1999 is was converted to a group sober living facility. It has been vacant for the last year. The additions and modifications to the original home render it unusable as a single family dwelling.

The configuration of the the property makes it difficult to to develop as single family lots. The narrowness of the lot does not allow room for street right-of-way and lots. However, the configuration of the lot does not prohibit redevelopment as townhouses. The is a similar sized parcel across Coon Rapids Boulevard from the Autumn Glen senior housing project the was developed with 9 townhouses.

Consistency with Comprehensive Plan

The land use chapter of the Plan includes a goal to maintain complete and balanced neighborhoods that include a variety of housing types. Changing the land use designation to Moderate Density Residential will allow the property to be redeveloped as townhomes which would be a complementary mix with the existing single family homes and apartments in the neighborhood.

The land use chapter also includes the goal of eliminating blighting influences and encourage redevelopment of underutilized land. The property has a history as a problem property. Redeveloping it as townhomes would eliminate future similar problem uses. The 2.2 acre site is underutilized with the single dwelling. Increasing the density to 7 units per acre, which is what is allowed under Moderate Density Residential, would be a more efficient use of the property and would not be out of character with the neighborhood.

The housing chapter incudes the goal of updating the housing stock. Changing the land use to Moderate Density Residential will provide an opportunity to add new residences and remove the existing dwelling, which is a blighting influence. The proposed change is also consistent with the housing goal of providing a variety of housing types. It supports the policy of redeveloping sites along high activity areas for townhouses and/or apartment type uses.

RECOMMENDATION

In Planning Case 15-17, the Planning Commission recommend approval of the proposed land use change from Low Density Residential to Moderate Density Residential based on the following findings:

1. Changing the land use designation to Moderate Density Residential will allow the property to be redeveloped as townhomes which would be a complementary mix with the existing single family homes and apartments in the neighborhood.
2. The property has a history as a problem property. Redeveloping it as townhomes would eliminate future similar problem uses.
3. Increasing the density to 7 units per acre, which is what is allowed under Moderate Density Residential, would be a more efficient use of the property and would not be out of character with the neighborhood.
4. Changing the land use to Moderate Density Residential will provide an opportunity to add new residences and remove the existing dwelling, which is a blighting influence.

5. The proposed change is also consistent with the housing goal of providing a variety of housing types. It supports the policy of redeveloping sites along high activity areas for townhouses and/or apartment type uses.

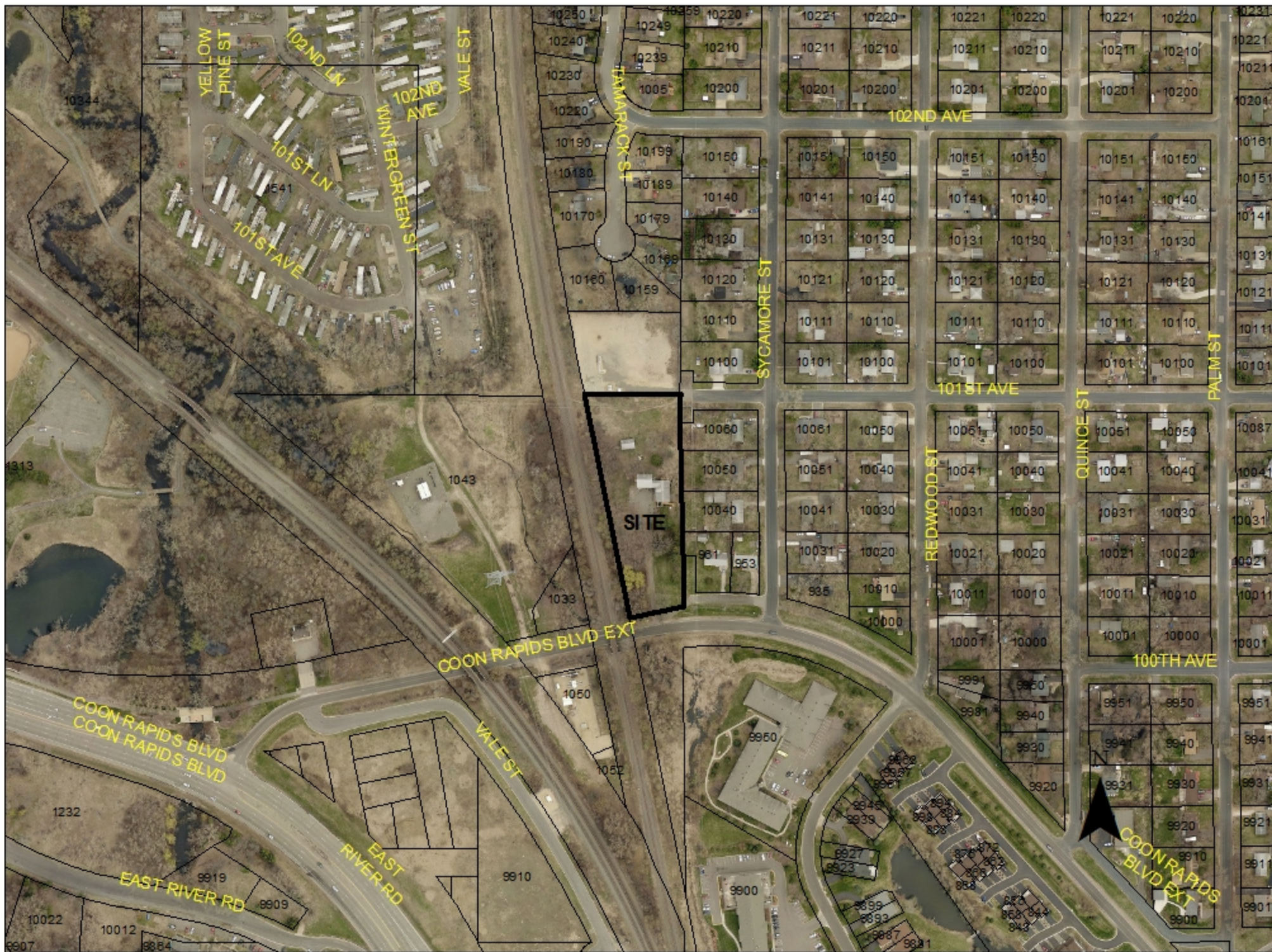
Attachments

Location Map

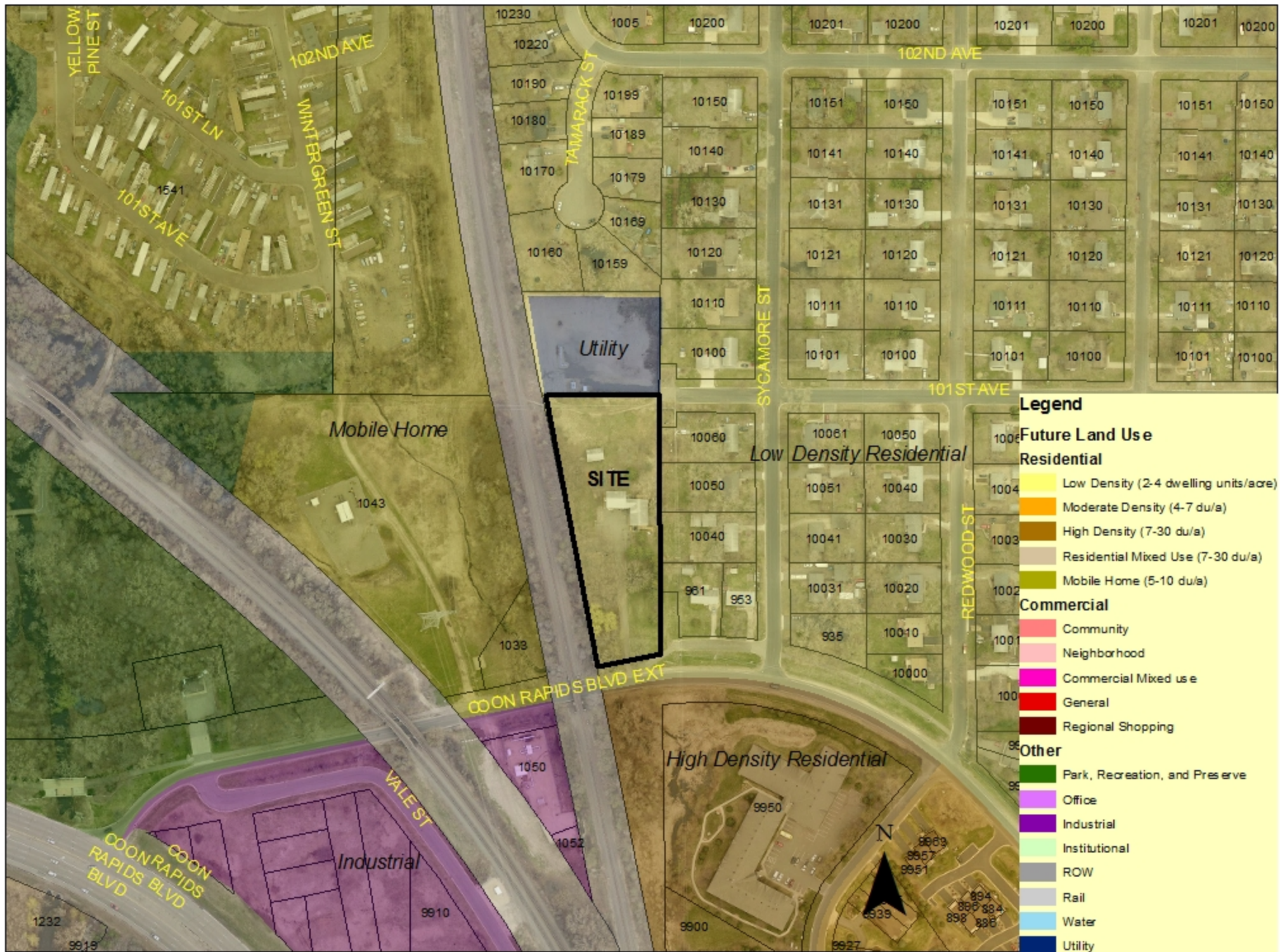
Land Use Map

Applicant's Narrative

Location Map



Land Use Map





V I S I O N B A N K

March 27, 2015

Scott Harlicker, City Planner
City of Coon Rapids
Department of Community Development
11155 Robinson Drive
Coon Rapids, MN 55433

RE: 1005 Coon Rapids Blvd NW Comprehensive Plan Amendment

Dear Mr. Harlicker,

This letter is to document and request a change in zoning for the above referenced property from LDR2 to MDR. It is believed that the times and conditions have changed to the extent that the current zoning does not allow a better use of the property that will benefit the City or balance of the Community environment.

The property had previously been used for a number of years as housing for chemically dependent individuals who were in need of a sober-living facility. This also included homeless ex-offenders who were attempting to integrate back into the community. In the fourth quarter of 2014, the rental license that was used to operate the property was not renewed by the City due to violations. While there were many building violations, it is believed the management's operating violations were the larger issue.

When this occurred, the Bank met with City employees to discuss the property and its potential future. The general feeling from the City perceived by the Bank was that this property and its historical uses were not looked upon favorably and the City is not interested in the property continuing with a similar use.

The property has since been vacant and has had interest from other parties to purchase. Currently, there is Letter of Intent to Purchase on the property and the potential buyer is working with their architects and contractors and has been in contact with the City regarding the purchase of the property. This potential buyer is a group that would house homeless youth, which would be a very positive change from the property's prior use. That said, there may still be some hesitation from the City on this potential use. Because of this, the Bank would like to formally apply for a zone change, as it is believed if a homeless youth facility will not be approved by the city, it wouldn't be practical to believe there is a possibility of another use being approved as the property is today.

It's possible here.

According to the City's Comprehensive Plan section 2-7, citizens participating in the *2030 Visioning Plan* process "overwhelmingly identified growth and redevelopment as major City issues." The Bank's zone change submittal will help with just that. The property sits on over 2 acres of land where it is felt that a townhome development would be a great addition.

The following documents are enclosed:

- Land Use Application Form, completed with attached check for Zone Fee of \$445.00
- Existing Survey Site Plan
- Existing Limited Property Description of 1005 Coon Rapids Blvd. NW

The existing zoning is as follows:

1005 Coon Rapids Blvd NW: Low Density Residential 2 (LDR2)
350 ft East: Single Family Homes: Low Density Residential 2 (LDR2)
350 ft North: Vacant Land: Low Density Residential 2 (LDR2)
350 ft West: Mobile Home Park (MH)
350 ft South: Apartment Building: High Density Residential (HDR)

Thank you for your consideration of this request for a zoning change. If you may have any questions or need clarification, please feel free to contact me directly at 952.548.9873 or via email at michaels@bankwithvision.com

Sincerely,



Michael J. Strub

President

VisionBank

4725 Highway 7 | St. Louis Park, MN | 55416
952-920-8400 | **952.548.9873 (direct)** | 952.548.9890 (fax)
michaels@bankwithvision.com

Enclosures



Planning Commission Regular

5.

Meeting Date: 05/21/2015

Subject: PC 15-18, Zone Change from Low Density Residential 2 to Medium Density Residential, 1005 Coon Rapids Blvd Extension

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of a zone change from Low Density Residential 2 to Moderate Density Residential. The applicant is also proposing a corresponding land use change to Moderate Density Residential.

ACTIONS

Conduct a public hearing

Recommendation by Planning Commission

Introduction by City Council on: June 2

60 DAY RULE

The applicant submitted this application on: April 1

To comply with the requirements of Minnesota Statute §15.99, the City extended the 60 review period to: July 30

LOCATION

The property is located at 1005 Coon Rapids Boulevard Extension.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant home	Low Density Residential	Low Density Residential 2
North	Northern Natural Gas substation	Utility	Low Density Residential 2
South	Vacant and apartment building	High Density Residential	High Density Residential
East	Single family home	Low Density Residential	Low Density Residential 2
West	Railroad tracks	Rail	Mobile Home

DISCUSSION

BACKGROUND INFORMATION

The applicant is requesting a change in the zoning from Low Density Residential 2 to Moderate Density Residential. The site contains a large dwelling. It is relatively flat with a slight rise at the north end. It is 2.2 acres in size and bounded on the west by the Burlington Northern Railroad tracks, a natural gas company substation on the north, single family residences on the east and Coon Rapids Boulevard Extension on the south.

Parcel History

On January 21, 1999 the Planning Commission approved a conditional use permit for a sober house (Ambassador

House) for 16 residents and two staff. The the structure was modified to its current configuration to accommodate the new use. After several years of code compliance issues, the conditional use permit was revoked in 2008. In 2010 the City issued a rental license to Christian Restoration Services to operate a sober living facility. After a series of rental license compliance issues, the license was revoked in 2014. Since that time the building has been vacant.

Analysis

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Consistency with Comprehensive Plan

The land use chapter of the Plan includes a goal to maintain complete and balanced neighborhoods that include a variety of housing types. Changing the zoning to Moderate Density Residential will allow the property to be redeveloped as townhomes which would be a complementary mix with the existing single family homes and apartments in the neighborhood.

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The housing chapter includes the goal of updating the housing stock. Changing the zoning to Moderate Density Residential will provide an opportunity to add new residences and remove the existing dwelling, which is a blighting influence. The proposed change is also consistent with the housing goal of providing a variety of housing types. It supports the policy of redeveloping sites along high activity areas for townhouses and/or apartment type uses.

RECOMMENDATION

In Planning Case 15-18, the Planning Commission recommend approval of the proposed zone change to Moderate Density Residential based on the following:

1. The proposed rezoning to Moderate Density Residential is consistent with the land use designation of Moderate Density Residential
2. The proposed rezoning is compatible with the adjacent land uses and zoning.
3. The times and conditions have change so that a reasonable use of the property can not be made under the current zoning.
4. The proposed zone change would not have an adverse impact on the area.

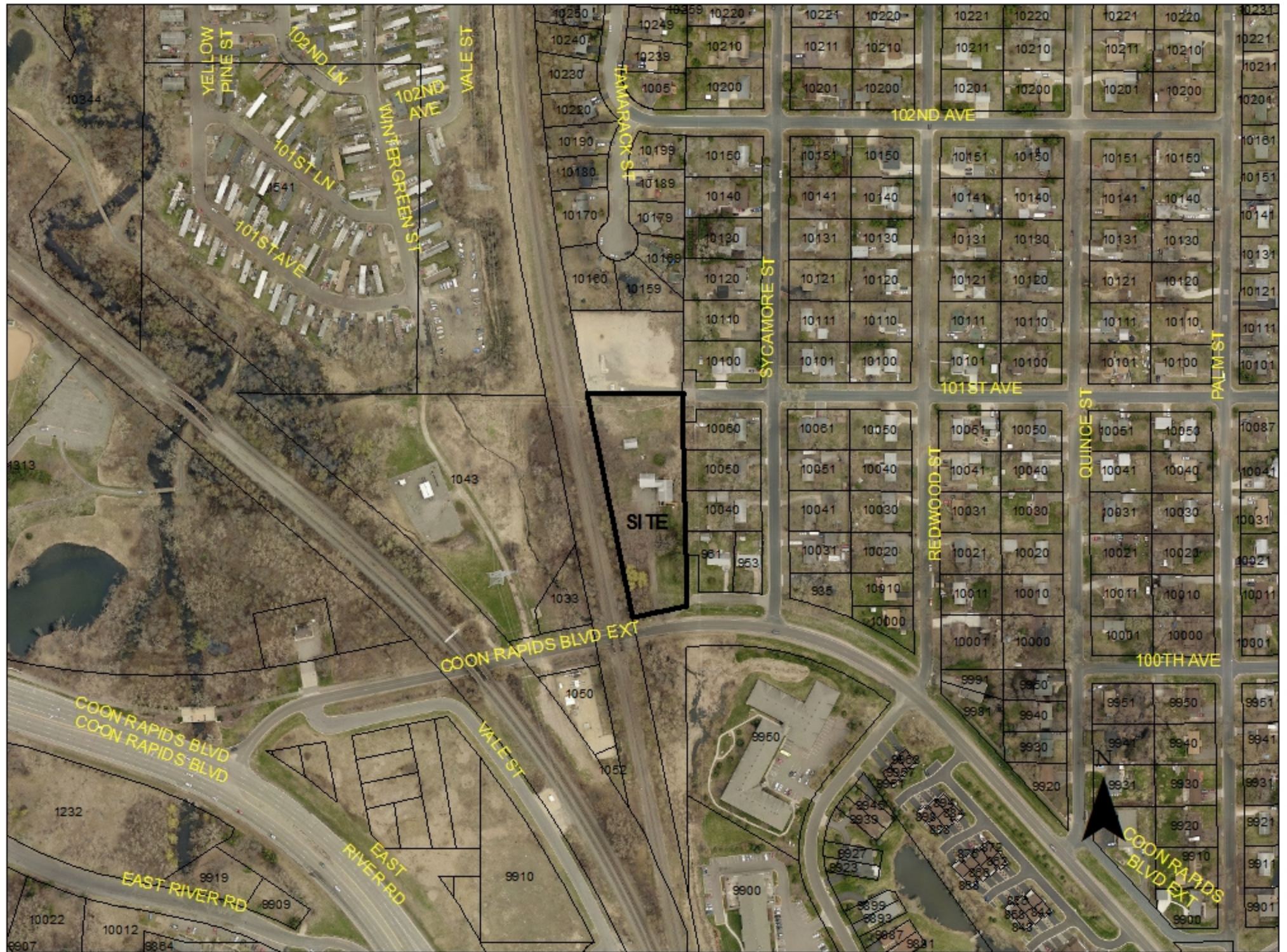
Attachments

Location Map

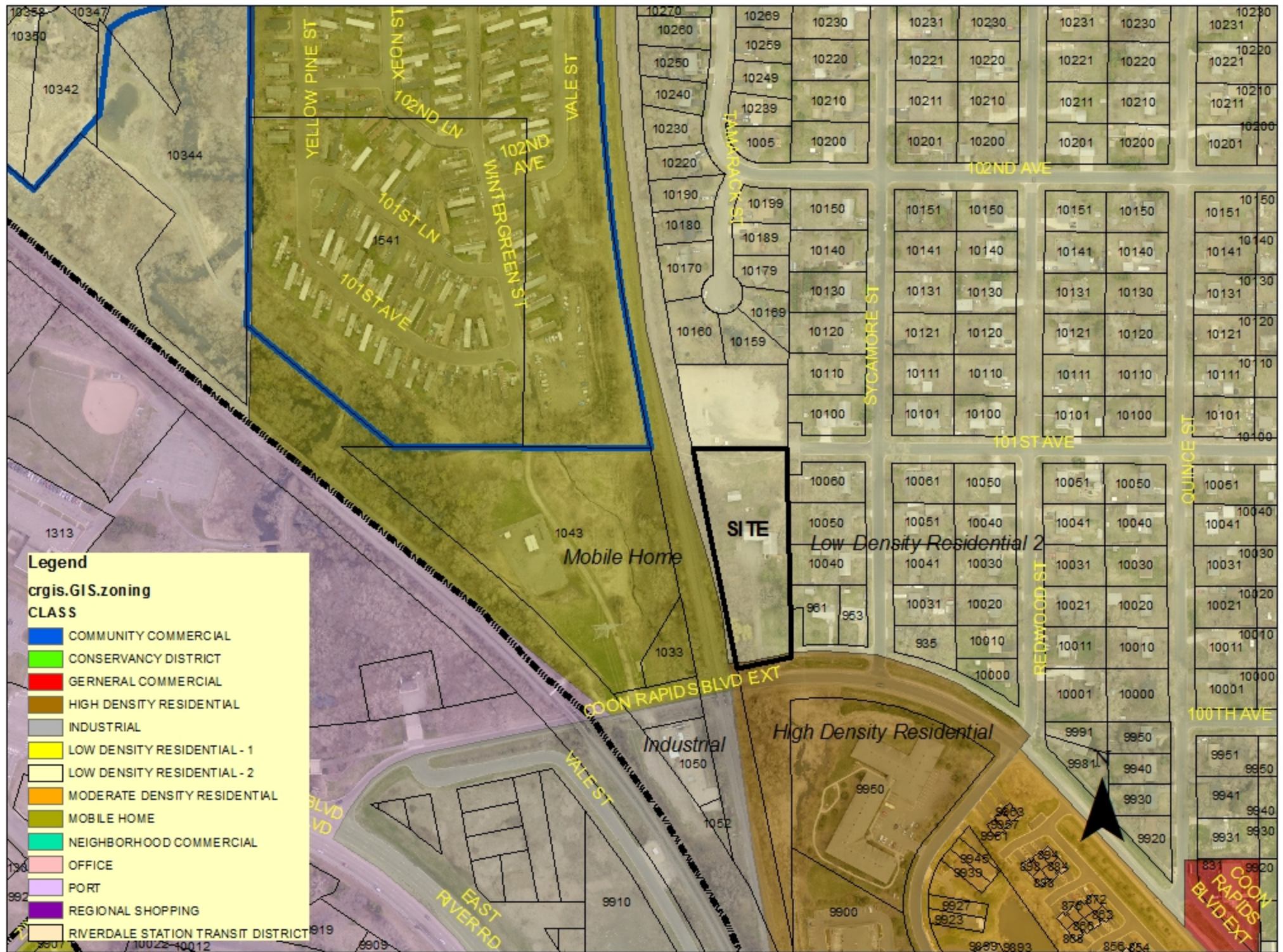
Zoning Map

Applicant's Narrative

Location Map



Zoning Map





V I S I O N B A N K

March 27, 2015

Scott Harlicker, City Planner
City of Coon Rapids
Department of Community Development
11155 Robinson Drive
Coon Rapids, MN 55433

RE: 1005 Coon Rapids Blvd NW Comprehensive Plan Amendment

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350 ft North: Vacant Land: Low Density Residential 2 (LDR2)
350 ft West: Mobile Home Park (MH)
350 ft South: Apartment Building: High Density Residential (HDR)

Thank you for your consideration of this request for a zoning change. If you may have any questions or need clarification, please feel free to contact me directly at 952.548.9873 or via email at michaels@bankwithvision.com

Sincerely,



Michael J. Strub

President

VisionBank

4725 Highway 7 | St. Louis Park, MN | 55416
952-920-8400 | **952.548.9873 (direct)** | 952.548.9890 (fax)
michaels@bankwithvision.com

Enclosures



Planning Commission Regular

6.

Meeting Date: 05/21/2015

Subject: PC 15-21, Preliminary plat, Carousal Motor Group Addition, 10541 Woodcrest Drive

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting preliminary plat approval for Carousel Motors Addition. The proposal is a replat of two existing lots into one lot.

ACTIONS

Conduct of public hearing

Recommendation by Planning Commission

Decision City Council on: June 2

60 DAY RULE

The applicant submitted this application on: April 10

To comply with the requirements of Minnesota Statute, the City must approve or deny the application by: August 8

LOCATION

The property is located at 10541 Woodcrest Drive, the south east corner of Egret Boulevard and Woodcrest drive.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant and car dealership	General Commercial	General Commercial
North	Egret Boulevard, a convenience store and vacant land	Neighborhood Commercial/Moderate Density Residential	Neighborhood Commercial/Moderate Density Residential
South	Woodcrest Drive and townhomes	Moderate Density Residential	Low Density Residential/PUD/Moderate Density Residential
East	Highway 10	N/A	N/A
West	Woodcrest Drive and townhomes	Moderate Density Residential	Low Density Residential/PUD

DISCUSSION

Analysis

The subject property is 12.73 acres in size and has frontage on Egret Boulevard, Woodcrest Drive and Highway 10. The plat is being proposed in conjunction with a site plan application for a parking lot. The plat includes two lots and plats them as one lot.

The parcel meets the dimensional requirements of the General Commercial district.

Park Dedication

The requirement for park dedication is found in the Subdivision Regulations. The intent of park dedication is to offset the additional demand on park facilities that result from new development triggered by the subdivision. A typical subdivision creates new lots and therefore opportunities for new development. In this case, the applicant is not creating new lots; they are actually re-platting the property to reduce the number of lots. There will be no new development opportunities that result from this plat; the parking lot project is proposed separately from the re-plat and the re-plat is not for the purpose of subdividing or creating separate, buildable lots. Staff is recommending that park dedication not be a condition of approval for this plat.

RECOMMENDATION

In Planning Case 15-21, the Planning Commission recommend approval of the proposed preliminary plat with the following conditions:

1. All comments of the Assistant City Engineer be addressed prior to releasing the plat for recording.
2. All comments of MNDOT be addressed..

Attachments

Location Map

Preliminary Plat

Location Map





PROJECT

COON RAPIDS,
MINNESOTA

ISSUE

ISSUE INDEX	DATE
-------------	------

01	COVER SHEET
01.1	EXISTING CONDITIONS
01.2	DEMOLITION PLAN
02	OVERALL SITE PLAN
02.1	SITE PLAN
03	GRADING & EROSION CONTROL
03.1	PLAN
03.2	GRADING DETAILS
04	UTILITY PLAN
05	PRELIMINARY PLAT
05.1	FINAL PLAT
05.3	FINAL PLAT
06	LANDSCAPE PLAN
06.1	LANDSCAPE DETAILS
WPPP	SWPPP PLAN
S	LIGHTING AND PHOTOMETRICS

Élan
E S I G N L A B

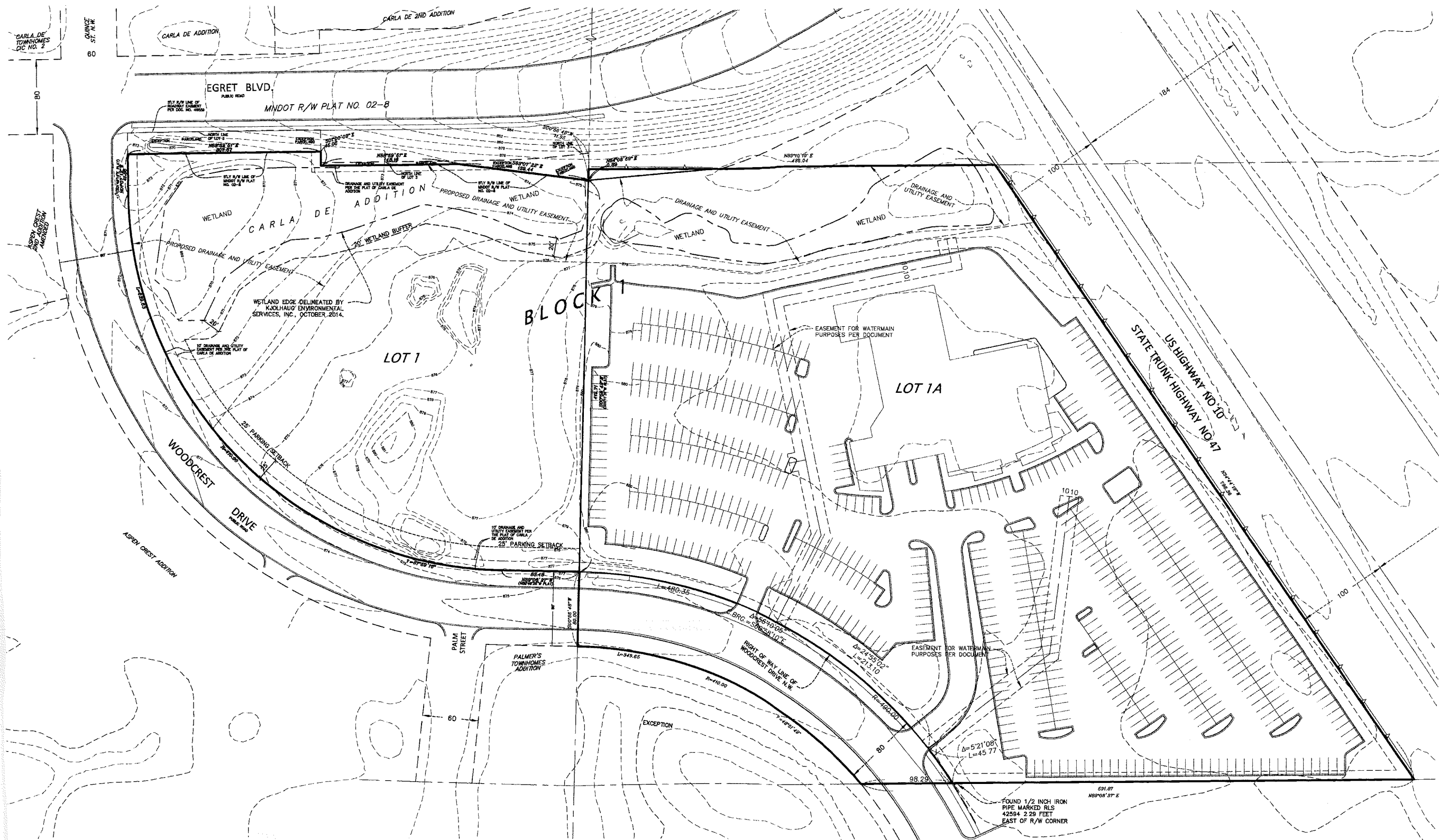
CERTIFICATION

hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

HEET C501CMG01.DWG

C5.1

PROJECT NO. CMG14001



LOT 1A
EXISTING PARCEL 410,423 SQ.FT (9.42 AC.)
WOODCREST DRIVE RIGHT-OF-WAY 33,235 SQ.FT (0.76 AC.)
EGRET BLVD RIGHT-OF-WAY 810 SF. (0.02 AC.)
REMAIN 376,378 SF. (8.64 AC.)

TOTAL AREA OF PARCEL 1554,688 SQ.FT. (12.73 AC.)

EXISTING ZONING : MODERATE DENSITY RESIDENTIAL
REZONED : GENERAL COMMERCIAL

Part of the West One-half of the South One-half of the South One-half of the Northwest One-quarter (W 1/2 of S 1/2 of S 1/2 of NW 1/4) of Section 24, Township 31, Range 24, 14th West, of the Western right-of-way line of Trunk Highway No. 10, Anoka County, Minnesota, EXCEPT the following described tract: Beginning at West Quarter corner of Township 31 North Range 24 East, thence North 00 degrees 10 minutes 31 seconds East, assumed bearing, along the West line of the North Quarter of said Section 24, 150.00 feet to the right-of-way line of Woodcrest Drive; thence Southeast along the right-of-way line, a non-tangential curve, concave to the South, of 348.65 feet, central angle 88 degrees 22 minutes 15 seconds, to a distance of 348.65 feet, chord bears South 85 degrees 23 minutes 37 seconds East to the South line of the Northwest Quarter of said Section 24; thence South 88 degrees 22 minutes 15 seconds East, 300.00 feet to the point of beginning and terminating.

(Abstract Property)

and
Lot 1, Block 3, CARLA DE ADDITION, Anoka County, Minnesota, EXCEPT Parcel 49B of the Minnesota Department of Transportation Right of Way Plat No. 02-8 per Document No. 253096.
(Torrens Property)

1. BACKGROUND INFORMATION AND TOPOGRAPHIC SURVEY PROVIDED BY CORNERSTONE LAND SURVEYING INC., STILLWATER, MINNESOTA ON JANUARY 13, 2015, EXPRESSLY FOR THIS PROJECT. WETLAND FLAGS ARE LOCATED BY CORNERSTONE LAND SURVEYING INC. ON OCTOBER 10, 2014.

1 BEARINGS ARE BASED ON THE ANOKA COUNTY COORDINATE SYSTEM NAD88.
2 MNDOT BR 02031 NE BENCH MARK WAS USED TO ESTABLISH VERTICAL
CONTROL FOR THIS SURVEY. TOP OF DISC = 904.85 (NAD88).

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD
INSURANCE RATE MAP COMMUNITY PANEL NO. 270011A PANEL H & -02 DATED
MARCH 15, 1977.



50 150
SCALE IN FEET



Planning Commission Regular

7.

Meeting Date: 05/21/2015

Subject: 15-22 Site Plan , Parking lot expansion, Coon Rapids Chrysler, 10541 Woodcrest Drive

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting site plan approval for a 321 space parking lot expansion.

ACTIONS

Conduct a public hearing

Decision by Planning Commission

Appeal to City Council Available

60 DAY RULE

The applicant submitted this application on: April 10

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by:
June 9

LOCATION

The property is located at 10541 Woodcrest Drive, the south east corner of Egret Boulevard and Woodcrest Drive.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant and car dealership	General Commercial	General Commercial
North	Egret Boulevard, a convenience store and vacant land	Neighborhood Commercial/Moderate Density Residential	Neighborhood Commercial/Moderate Density Residential
South	Woodcrest Drive and townhomes	Moderate Density Residential	Low Density Residential/PUD/Moderate Density Residential
East	Highway 10	N/A	N/A
West	Woodcrest Drive and townhomes	Moderate Density Residential	Low Density Residential/PUD

DISCUSSION

Background

The applicant is proposing to construct a parking lot with 321 spaces. Also, as part of the project, they will be reconfiguring a portion of the existing parking lot. There will be 278 parking stalls in the expanded lot and the reconfiguration of the existing lot will result in an additional 43 spaces. The additional stalls will be used to store the dealership's new car inventory.

Site Plan Criteria

Required Finding - Chapter 11-304.8 - General Requirements for All Site Plans	Staff Analysis and Comments
(1) Be compatible with surrounding land uses	OK - The new parking lot will be made functionally part of the existing parking lot. A 30 foot wide landscaped buffer is provided between the parking lot and Woodcrest Drive.
(2) Preserve existing natural features whenever possible	OK - There is an existing wetland on the site that will be preserved.
(3) Achieve a safe and efficient circulation system	OK - The internal drive aisles are a minimum 24 feet wide to provide for two way traffic. No new access is proposed from Woodcrest Drive, the existing access will be used.
(4) Not place excessive traffic loads on local streets	OK - The project will not increase traffic on Woodcrest Drive. The additional parking will be used to store inventory. The proposed expansion will provided an area for car deliveries on site. Currently cars are unloaded on Woodcrest Drive.
(5) Conform to the City's plans for parks, streets, service drives, and walkways	N/A
(6) Conform to the City's Goals and Policies	OK - The proposed parking lot is an expansion of a permitted use.
(7) Achieve a maximum of safety, convenience, and amenities	OK - The proposed expansion will eliminate the need for new cars to be unloaded in the street
(8) Show sufficient landscaping	OK - See discussion below.
(9) Not create detrimental disturbances to surrounding properties	OK - The site plan provides a 30 foot wide landscaped buffer between the parking lot and Woodcrest Drive. Site lighting will also be directed away from the residences.
(10) Meet Title 11	OK - No variances are requested.
(11) Show efforts to conserve energy whenever practical	OK -

Landscaping

The applicant is proposing layering the landscaping along Woodcrest Drive. There are overstory trees planted along the street for aesthetics, and shrubs and evergreen trees planted on a berm for screening. The street trees include maples and hackberry, the screening includes pine and spruce along with lilacs, dogwood and service berry on the berm. The parking lot islands are landscaped with two honey locust trees and shrubs per island. Landscaping is also propose between the stormwater ponds and the wetland as well as the northwest edge of the parking lot, adjacent to the stormwater basins.

Grading and Drainage

The grading and drainage plan is being reviewed by the Assistant City Engineer and Coon Creek Watershed District. Their comments will have to be addressed prior to grading commencing. A series of treatment basins will filter the runoff prior to it going into the stormwater pond.

Access

No new access is being proposed from Woodcrest Drive. Internal turning radii will be expanded to allow room for transport trucks to pull into the site and unload cars directly in the parking lot. The cars are currently unloaded on Woodcrest Drive.

Lighting

Thirteen lights are proposed, four around the perimeter, one on each of the islands and one in the center of the lot. The lighting plan complies with the maximum illumination level at the property line. The code has a maximum level of three footcandles at the property line; the photometric plan shows the level at less than one footcandle. The applicant is revising the lighting plan to further minimize the impact on nearby properties. Revisions should include lower heights and utilize LED lighting technology.

RECOMMENDATION

In Planning Case 15-22, the Planning Commission approve of the site plan with the following conditions:

1. Compliance with Tile 11 of the City Code.
2. All comments of the City Engineer must be addressed.
3. The landscaping on the existing facility must be brought into compliance with the approved landscape plan.
4. The applicant must enter into a site security and development agreement with the city.
5. The final plat for Carousel Motor Group Addition be recorded at Anoka County.

Attachments

Location Map

Site Plan

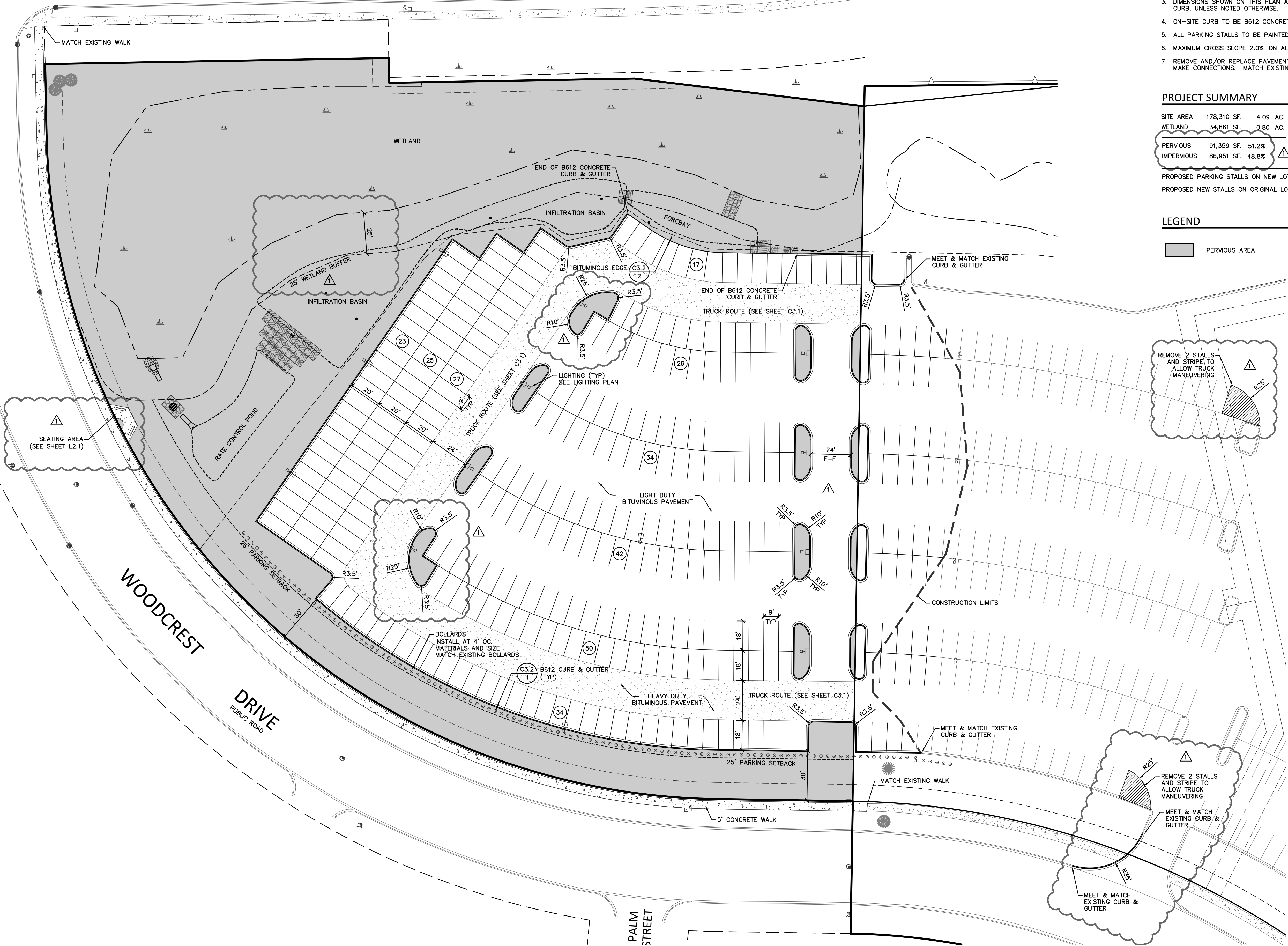
Grading Plan

Landscape Plan

Location Map



EGRET BLVD.
PUBLIC ROAD



SITE PLAN NOTES

- BACKGROUND INFORMATION AND TOPOGRAPHIC SURVEY PROVIDED BY CORNERSTONE LAND SURVEYING INC., STILLWATER, MINNESOTA ON JANUARY 13, 2015, EXPRESSLY FOR THIS PROJECT. WETLANDS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY, INC. IN OCTOBER, 2014 AND WETLAND FLAGS LOCATED BY CORNERSTONE LAND SURVEYING INC., ON OCTOBER 10, 2014.
- BACKGROUND INFORMATION FOR EXISTING LOT BASED ON ORIGINAL SITE PLAN PREPARED BY DARWIN LINDAHL ARCHITECTS, MINNEAPOLIS, MINNESOTA.
- DIMENSIONS SHOWN ON THIS PLAN ARE TO EDGE OF PAVEMENT AND FACE OF CURB, UNLESS NOTED OTHERWISE.
- ON-SITE CURB TO BE B612 CONCRETE CURB & GUTTER.
- ALL PARKING STALLS TO BE PAINTED WITH A 4" WIDE WHITE STRIPING.
- MAXIMUM CROSS SLOPE 2.0% ON ALL WALKS.
- REMOVE AND/OR REPLACE PAVEMENT, CURB, AND WALK AS REQUIRED TO MAKE CONNECTIONS. MATCH EXISTING STREET SECTION, CURB, AND WALK.

PROJECT SUMMARY

SITE AREA	178,310 SF.	4.09 AC.
WETLAND	34,861 SF.	0.80 AC.
PERVIOUS	91,359 SF.	51.2%
IMPERVIOUS	86,951 SF.	48.8%
PROPOSED PARKING STALLS ON NEW LOT	278 STALLS	
PROPOSED NEW STALLS ON ORIGINAL LOT	43 STALLS	

LEGEND

PERVIOUS AREA

OWNER/DEVELOPER



TCA REAL ESTATE, LLC
15802 WAYZATA BOULEVARD
MINNETONKA, MN 55391
952-303-7531

PROJECT

COON RAPIDS
CHRYSLER DODGE
JEEP RAM
DEALERSHIP
EXPANSION

COON RAPIDS,
MINNESOTA

ISSUE

SITE PLAN,
PRELIMINARY AND
FINAL PLAT REVIEW
04/10/15

REVISION INDEX	DATE
CITY COMMENTS	04/23/15

SHEET INDEX

C0.1	COVER SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	OVERALL SITE PLAN
C2.2	SITE PLAN
C3.1	GRADING & EROSION CONTROL PLAN
C3.2	GRADING DETAILS
C4.1	UTILITY PLAN
C5.1	PRELIMINARY PLAT
C5.2	FINAL PLAT
C5.3	FINAL PLAT
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE DETAILS
SWPPP	SWPPP PLAN
ES	LIGHTING AND PHOTOMETRICS

Elan
DESIGN LAB

901 N 3rd STREET, SUITE 120
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WWW.ELANLAB.COM

CERTIFICATION

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Stephen M. Johnston, DATE
REGISTRATION NO. 18914 04/10/15

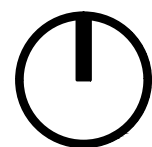
SHEET C202CMG01.DWG

SITE PLAN

C2.2

PROJECT NO.
CMG14001

811
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1 BACKGROUND INFORMATION AND TOPOGRAPHIC SURVEY PROVIDED BY CORNERSTONE
LAND SURVEYING INC. STILLWATER, MINNESOTA ON JANUARY 13, 2015, EXPRESSLY
FOR THIS PROJECT. WETLANDS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES
COMPANY, INC. IN OCTOBER, 2014. WETLAND FLAGS LOCATED BY CORNERSTONE
LAND SURVEYING INC. ON OCTOBER 10, 2014.

2 BACKGROUND INFORMATION FOR EXISTING LOT BASED ON ORIGINAL SITE PLAN
PREPARED BY DARWIN UNDAHL ARCHITECTS, MINNEAPOLIS, MINNESOTA.

3 VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO
EXCAVATION/CONSTRUCTION, AND DISSEMINATE TO ALL SUBSEQUENT OR UNKNOWN UTILITIES ARE
FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER
SHOULD BE IMMEDIATELY NOTIFIED.

4. ALL TOPSOIL SHALL BE REMOVED FROM WITHIN THE PROPOSED PARKING LOT. A GEOTECHNICAL ENGINEER OR THEIR DESIGNATED REPRESENTATIVE SHALL OBSERVE THE PROJECT EXCAVATIONS TO VERIFY THAT UNSUITABLE MATERIALS HAVE BEEN PROPERLY REMOVED AND THAT STRUCTURAL FILL IS PLACED APPROPRIATELY.

5 ON-SITE NON-ORGANIC SAND IS GENERALLY SUITABLE FOR STRUCTURAL FILL. PLACEMENT OF STRUCTURAL FILL SHALL BE OBSERVED AND TESTED BY AN ENGINEERED TECHNICIAN OR ENGINEER TO VERIFY THAT PROPER COMPACTION HAS BEEN ACHIEVED. STRUCTURAL FILL SHALL BE MOISTURE CONDITIONED (DRIED OR WETTED) AS APPROPRIATE PRIOR TO PLACEMENT. MOISTURE CONDITIONED ENGINEERED FILL SHALL BE PLACED AND COMPACTED IN LOOSE LIFTS OF 8 INCHES OR LESS. EACH LIFT OF FILL SHALL BE COMPACTED TO THE STANDARD LABORATORY EQUIPMENT UNTIL THE IN-PLACE SOIL DENSITY IS EQUAL TO OR GREATER THAN THE CRITERIA ESTABLISHED WITHIN THE FOLLOWING TABULATION.

TYPE OF CONSTRUCTION	COMPACTION CRITERIA (% RESPECTIVE PROCTOR)
GENERAL FILL (GREEN SPACE)	95
ENGINEERED FILL PLACED AS PAVEMENT	100
AGGREGATE BASE	100
ENGINEERED FILL PLACED MORE THAN 3 FEET	100
BELOW PAVEMENT AGGREGATE BASE	100
ENGINEERED FILL PLACED IN UPPER 3 FEET	100
BELOW PAVEMENT AGGREGATE BASE	100
UTILITY TRENCHES	100

6. SIDEWALKS SHALL BE BENCHMARKED OR SLOPED TO PROVIDE SAFE WORKING CONDITIONS AND STABILITY FOR ENGINEERED FILL PLACEMENT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ASSESSING THE STABILITY OF AND EXECUTING PROJECT EXCAVATIONS USING SAFE METHODS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR NAMING THE COMPETENT INDIVIDUAL PER SUBPART 5 OF 29 CFR 1926.8 (FEDERAL REGISTER - OSHA). IF SOIL CORRECTION IS REQUIRED IT SHALL EXTEND 3 FEET OUTSIDE OF THE PAVEMENT OR BUILDING LIMITS PLUS ONE FOOT HORIZONTAL FOR EVERY VERTICAL FOOT OF CORRECTION

7. THE CONTRACTOR SHALL PROTECT THE SUBGRADE FROM INOLEMENT WEATHER TO MAINTAIN STABILITY. FOLLOWING REMOVAL OF TOPSOIL AND ANY UNSUITABLE SOILS, THE RESULTING SUBGRADE SHOULD BE SCARIFIED AND RE-COMPACTED TO A DEPTH OF 12 INCHES. AREAS OF THE SUBGRADE WHICH ARE FOUND TO BE WEAK OR CONTAINING SOFT OR UNSTABLE SUBGRADE AREAS, IF RUTTING OR LOCALIZED UNSTABLE SUBGRADE AREAS ARE OBSERVED, THOSE AREAS SHOULD BE SUBROUT, RE-COMPACTED TO A DEPTH OF 12 INCHES AND RE-PAVEMENT SHOULD BE DONE. THE PROOF ROLL SHOULD BE PERFORMED WITH A TANDEM AXLE DUMP TRUCK LOADED TO GROSS CAPACITY (AT LEAST 20 TONS). ACCEPTANCE CRITERIA OF THE PROOF ROLL SHALL BE: NO RUTTING OBSERVED DURING THE ROLLING OF THE PROOF ROLL TO A DEPTH (FRONT OR REAR AXLES) AND NO PUMPING (ROLLING) OBSERVED DURING THE VISUAL INSPECTION. PROOF ROLL TESTS SHOULD BE OBSERVED BY AN EXPERIENCED ENGINEER OR EMPLOYEE OF THE STATE OF TEXAS. THE COURSE OF THE COURSE TO VERIFY THE SUBGRADE WILL PROVIDE ADEQUATE PAVEMENT SUPPORT.

8. PAVING (SUBJECT TO REVISION FOLLOWING RECEIPT OF GEOTECHNICAL REPORT)

HEAVY DUTY BITUMINOUS
2.0" BITUMINOUS WEAR (MNDOT 2360
WEARING COURSE MIXTURE SPW4340B)
TACK COAT (MNDOT 2357)
2.5" BITUMINOUS NON-WEAR (MNDOT 2360
NON-WEARING COURSE MIXTURE SPW3350B)
6" AGGREGATE BASE (MNDOT 3136 CLS OR CL7)
COMPACTED SUBGRADE

LIGHT DUTY BITUMINOUS
1.5" BITUMINOUS WEAR (MNDOT 2360
WEARING COURSE MIXTURE SPWEA240B)
TACK COAT (MNDOT 2357)
2.0" BITUMINOUS NON-WEAR (MNDOT 2360
NON-WEARING COURSE MIXTURE SPWNW230B)
6" AGGREGATE BASE (MNDOT 3138 CL5 OR CL7)
COMPACTED SUBGRADE

CONCRETE WALKWAYS
4.0" CONCRETE WALK
6" AGGREGATE BASE
COMPACTED SUBGRADE

NOTE: BITUMINOUS PAVEMENTS SHALL BE COMPACTED TO 92% OF THE MAXIMUM THEORETICAL DENSITY.

EROSION CONTROL NOTES

1. SEE SWPPP FOR DETAILED REQUIREMENTS
2. FOLLOW ALL LOCAL, COUNTY, WATERSHED, AND STATE REQUIREMENTS COVERING STORMWATER COMPLIANCE
3. INSTALL TEMPORARY BMP'S PRIOR TO COMMENCING GRADING ACTIVITIES. MAINTAIN BMP'S THROUGHOUT THE DURATION OF THE PROJECT. REMOVE TEMPORARY BMP'S AFTER SITE IS STABILIZED.
4. INSPECTIONS SHALL BE CONDUCTED BY THE CONTRACTOR ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
5. ADJACENT STREETS TO BE CONTINUOUSLY MONITORED FOR VEHICLE TRACKING AND IF NECESSARY SCRAPED CLEAN DAILY AND SWEEPED CLEAN WEEKLY OR MORE OFTEN AS NEEDED.
6. THE CONTRACTOR SHALL LIMIT THEIR ACTIVITIES TO THE GRADING LIMITS SHOWN ON THE GRADING PLAN. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL ORDINANCE. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATIONS TO MINIMIZE THE DISTURBED AREA AT ANY GIVEN TIME.
7. ANY TEMPORARY SOIL STOCKPILES ON THE SITE ARE TO BE SURROUNDED WITH SILT FENCE AND HYDRO MULCHED AND SHALL NOT BE PLACED IN STORM WATER CONVEYANCES OR SURFACE WATERS.
8. RESTORATION:

A. ALL DISTURBED NON-PAVED AREAS SHALL BE RESTORED WITH A MINIMUM OF SIX INCHES (6") OF TOPSOIL AND SEED AS DIRECTED BY THE ENGINEER, WITHIN 7 DAYS FOLLOWING COMPLETION OR SUSPENSION OF GRADING ACTIVITY IN THAT PARTICULAR AREA.

B. ALL SEED, SOD, MULCH AND FERTILIZER PLACEMENT SHALL CONFORM WITH MnDOT SPECIFICATION 2575. MATERIALS SHALL CONFORM WITH THE SPECIFICATIONS INDICATED BELOW.

ITEM	MNDOT SPECIFICATION NUMBER
SOD	3876
MULCH - HYDROMULCH WITH TACTIFIER	3882
(TYPE 1 FOR TURF AND TEMPORARY MIX & TYPE 3 FOR NATIVE SEED MIX)	
FERTILIZER	3881
FIBER BLANKET	3885 (CATEGORY 3)

C. ALL NATIVE SEEDING USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA (OR AS SPECIFIED) ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCI). DOCUMENTATION VERIFYING THE ORIGIN OF THIS SEED IS TO BE PROVIDED TO THE LANDSCAPE ARCHITECT AT LEAST 30 DAYS PRIOR TO INSTALLATION DATE.

D. FOLLOW SEEDING METHOD, SEEDING INSTALLATION, AND SITE PREPARATION AS PER THE MNDOT SEEDING MANUAL, 2014 UNLESS NOTED OTHERWISE ON THE LANDSCAPE PLANS OR IN THE SPECIFICATION BOOKLET.

81

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OWNER/DEVELOPER



TCA REAL ESTATE, LLC
15802 WAYZATA BOULEVARD
MINNETONKA, MN 55391
952-303-7531

PROJECT

COON RAPIDS
CHRYSLER DODGE
JEEP RAM
DEALERSHIP
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COON RAPIDS,
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ISSUE

SITE PLAN,
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ISSUE INDEX	DATE
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SHEET INDEX

C0.1	COVER SHEET
C1.1	EXISTING CONDITIONS
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C2.2	SITE PLAN
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DESIGN

901 N 3rd STREET, SUITE 12
MINNEAPOLIS, MN 5540
p 612.260.7980 | www.elanlab.com
f 612.260.7980

CERTIFICATION

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of MISSISSIPPI.

Stephen M. Johnston
REGISTRATION NO. 18914

DATE
04/10/2011

SHEET C301CMG01.D

GRADING & EROSION CONTROL PLAN











C3.1

PROJECT NO. CMG14001

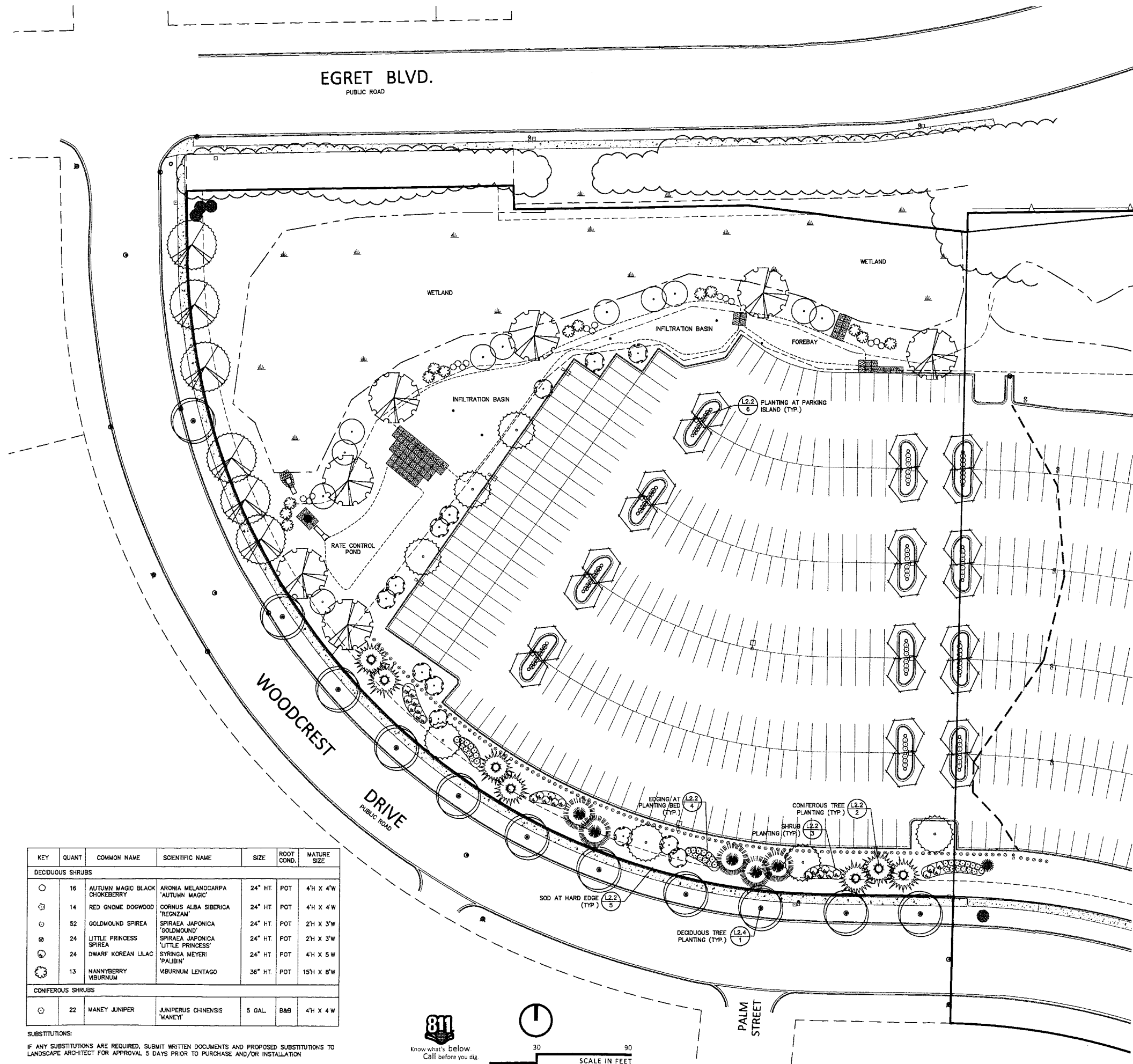
WETLAND BUFFER SEEDING NOTES

1. DISK AND SPREAD TOPSOIL IN ALL GRADED AREAS OF WETLAND BUFFER AT MINIMUM EIGHTEEN (18) INCHES DEEP.
2. APPLY FIBER BLANKET.
3. NO FERTILIZER IS ALLOWED IN BUFFER AREAS.
4. ALL EQUIPMENT WORKING IN WETLAND BUFFER AREAS SHALL BE LIGHTWEIGHT EQUIPMENT TO MINIMIZE SOIL COMPACTION AND IMPACTS TO WETLAND BUFFER
5. SEE SWPPP FOR EROSION AND SEDIMENT CONTROL REQUIREMENTS.

LEGEND

	SILT FENCE		SOD
	HEAVY DUTY SILT FENCE		PLANTED ISLANDS
	BIO LOGS		WETLAND BUFFER/UPLAND SEED MIXTURE MNDOT MIXTURE 33-641 MESIC PRAIRIE SOUTHEAST BROADCAST SEEDING TEMPORARY - MIXTURE 21-111 OATS COVER CROP SEEDING RATE PLS 12 LBS./AC.
	STORM STRUCTURE PROTECTION		FILTRATION BASIN SEED MIXTURE MNDOT MIXTURE 33-281 STORMWATER SOUTH & WEST BROADCAST SEEDING TEMPORARY - MIXTURE 21-111 OATS COVER CROP SEEDING RATE PLS 35 LBS./AC.
	HEAVY DUTY BITUMINOUS		

TURF SEED MIXTURE
MNDOT MIXTURE 25-131 LOW MAINTENANCE TURF
BROADCAST SEEDING
SEEDING RATE PLS 200 LBS/AC.



KEY	QUANT	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND.	MATURE SIZE
DECIDUOUS SHRUBS						
○	16	AUTUMN MAGIC BLACK CHOKEBERRY	ARONIA MELANOCARPA 'AUTUMN MAGIC'	24" HT.	POT	4'H X 4'W
☆	14	RED GNOME DOGWOOD	CORNUS ALBA SIBERICA 'REGNZAM'	24" HT.	POT	4'H X 4'W
○	52	GOLDMOUND SPIREA	SPIRAEA JAPONICA 'GOLDMOUND'	24" HT.	POT	2'H X 3'W
⊗	24	LITTLE PRINCESS SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	24" HT.	POT	2'H X 3'W
⊗	24	DWARF KOREAN LILAC	SYRINGA MEYERI 'PAUBIN'	24" HT.	POT	4'H X 5'W
⊗	13	NANNYBERRY	VIBURNUM LENTAGO	36" HT.	POT	15'H X 8'W
CONIFEROUS SHRUBS						
○	22	MANEY JUNIPER	JUNIPERUS CHINENSIS 'MANEY'	5 GAL.	B&B	4'H X 4'W

SUBSTITUTIONS:
IF ANY SUBSTITUTIONS ARE REQUIRED, SUBMIT WRITTEN DOCUMENTS AND PROPOSED SUBSTITUTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL 5 DAYS PRIOR TO PURCHASE AND/OR INSTALLATION



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SCALE IN FEET

LANDSCAPE NOTES

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- VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR MUST ENSURE THAT THE FINAL GRADES ARE MET AS SHOWN ON GRADING PLAN. IF ANY DISCREPANCIES ARE FOUND, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT FOR RESOLUTION.
- ALL PLANT MATERIALS ARE TO CONFORM WITH STATE & LOCAL CONSTRUCTION STANDARDS AND THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY STOCK, AND FREE FROM ANY DISEASES, DAMAGE, AND DISFIGURATION
- QUANTITIES OF PLANTS LISTED ON THE PLAN ARE TO GOVERN ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND PLAN. PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES
- EDGE ALL SHRUB AND PERENNIAL BEDS WITH SIX (6) INCH BLACK VINYL EDGING (BLACK DIAMOND OR APPROVED EQUAL.)
- APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN FOUR (4) FOOT DIAMETER RING AROUND ALL TREES LOCATED IN TURF AREAS. NO VINYL EDGING IS REQUIRED
- APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN ALL SHRUB AREAS.
- PLANTING SOIL FOR LANDSCAPED AREAS SHALL BE AT MINIMUM SIX (6) INCHES IN DEPTH AND A SANDY LOAM, SILT LOAM, LOAM, OR SANDY CLAY CONSISTING OF NO MORE THAN 65% SAND, 1.5-10% ORGANIC MATTER, A PH OF 4.5-6.8, SOLUBLE SALTS LESS THAN 2 MMHOS/CM, FREE OF CHEMICAL CONTAMINANTS, AND NOT COMPACTED BEYOND 80% OF STANDARD PROCTOR OR 200 P.S.F. SUBSOIL SHALL BE SCARIFIED BEFORE TOPSOIL IS SPREAD. SOIL SHALL BE GENERALLY FREE OF DEBRIS SUCH AS LARGE ROCKS AND FRAGMENTS OF WOOD.
- FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION, UNLESS OTHERWISE NOTED.
- LANDSCAPE CONTRACTOR TO MAINTAIN PLANTS IN HEALTHY CONDITION THROUGHOUT GUARANTY PERIOD. THE GUARANTY PERIOD IS TWO GROWING SEASONS FROM DATE OF PROVISIONAL ACCEPTANCE UNTIL FINAL ACCEPTANCE

LANDSCAPE REQUIREMENT COON RAPIDS LANDSCAPE STANDARDS, JUNE 2008

OPEN YARD 35,889 SF

(PERVIOUS AREA 91,750 SF. - 55,861 SF. (WETLAND, PRESERVED AREAS, & 20' STREET FRONTAGE)

	REQUIRED	PROPOSED
1 OVERSTORY TREE / 3000 SQ.FT. OF OPEN AREA	12	12
1 ORNAMENTAL TREE / 1500 SQ.FT. OF OPEN AREA	24	24
1 EVERGREEN TREE PER 3000 SQ.FT. OF OPEN AREA	12	12
1 DECIDUOUS/EVERGREEN SHRUB / 100 SQ.FT. OF OPEN AREA	359	105 **

PARKING LOT	REQUIRED	PROPOSED
3% OF PARKING AREA MUST CONTAIN LANDSCAPE ISLANDS WITH MIN WIDTH OF 6' AND UNDERGROUND IRRIGATION	89,089+3% 2,673 SF	3,184 SF
2 OVERSTORY TREES PER PARKING LOT ISLAND	24	24

STREET FRONTAGE (AREA WITHIN 20' OF LOT LINE ABUTTING PUBLIC STREET)

WOODCREST DRIVE 755'	REQUIRED	PROPOSED
1 OVERSTORY TREE / 40LF OF FRONTAGE	19	19
1 DECIDUOUS/EVERGREEN SHRUB / 5 LF OF FRONTAGE	151	80 **
EGRET BLVD 495	REQUIRED	PROPOSED
1 OVERSTORY TREE / 40LF OF FRONTAGE	12	0 **
1 DECIDUOUS/EVERGREEN SHRUB / 5 LF OF FRONTAGE	99	0 **

SCREENING

REQUIRED 3' SODDED BERM OR 3' HIGH SOLID HEDGE BETWEEN PARKING AND RIGHT-OF-WAY.

PROPOSED 3' HIGH BERM ALONG WOODCREST DRIVE & PRESERVED EXISTING TREE STANDS AND VEGETATION ALONG EGRET BLVD.

** PROPOSED REDUCTIONS DUE TO 25% OF LOT AREA IS WETLAND AND PRESERVED VEGETATION

PLANT SCHEDULE

KEY	QUANT	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND.	MATURE SIZE
DECIDUOUS TREES						
○	6	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL.	B&B	60'H X 45'W
○	11	RED SUNSET MAPLE	ACER RUBRUM 'FRANKSFRED'	2.5" CAL.	B&B	50'H X 35'W
○	24	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR INERMIS 'SKYCOLE'	2.5" CAL.	B&B	45'H X 30'W
○	7	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	B&B	50'H X 45'W
○	7	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2.5" CAL.	B&B	50'H X 30'W
CONIFEROUS TREES						
○	7	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6' HT.	B&B	45'H X 25'W
○	5	AUSTRIAN PINE	PINUS NIGRA	6 HT.	B&B	50'H X 25'W
ORNAMENTAL TREES						
○	13	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	1.5" CAL.	B&B	20'H X 15'W
○	11	PAGODA DOGWOOD	CORNUS ALTERNIFOLIA	1.5" CAL.	B&B	20'H X 20'W

OWNER/DEVELOPER



TCA REAL ESTATE, LLC

15802 WAYZATA BOULEVARD
MINNETONKA, MN 55391
952-303-7531

PROJECT

COON RAPIDS
CHRYSLER DODGE
JEEP RAM
DEALERSHIP
EXPANSION

COON RAPIDS,
MINNESOTA

ISSUE

SITE PLAN,
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ISSUE INDEX

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